



honeywell

SALES • RENTALS • SURVEYS • VALUATIONS

estate agents • surveyors

4 GLENEAGLES DRIVE BROCKHALL VILLAGE OLD LANGHO

£435,000

- * Impressive executive detached house
- * 5 double bedrooms, 3 bathrooms
- * 3-storey, 3 receptions, dining kitchen
- * Double garage, landscaped gardens
- * Superb spacious accomm.
- * Flexible arrangement, GCH, DG
- * 10 car drive, favoured location
- * 235m² (2523 sq ft) approx.



www.honeywell.co.uk



A superb three storey modern executive detached house situated in this sought after Ribble Valley location offering excellent spacious accommodation close by to open woodland, fields and countryside. This immaculately kept house with solid floors throughout boasts an extensive hallway with dining area, lounge and sitting room with french doors and a generous fitted dining kitchen with many appliances. It offers a four piece house bathroom and three excellent double bedrooms on the first floor, the master providing fitted wardrobes in a dressing area and a large en-suite four piece bathroom. The second floor incorporates a further bedroom, fantastic bathroom and an extremely flexible and deceptive open plan area, an excellent additional living space or bedroom, games room or gym. Externally there are beautiful landscaped gardens and patio areas, private driveway with parking for up to ten cars and a detached double garage. The property is situated on the highly desirable Brockhall Village development which offers superb commuting routes across the whole of East Lancashire, together with nearby motorway links and close by to excellent Ribble Valley primary and secondary schools. Viewing is highly recommended.

LOCATION: Brockhall Village is a gated community situated in the heart of the Ribble Valley countryside. From our Whalley office travel to the centre of the village and proceed straight over the roundabout. Follow the road into Billington and at the next mini roundabout turn right. Follow this road down for some time and after approx two miles Brockhall Village is off to the right hand side. Proceed through the gates, proceed straight on at the round about which leads into Gleneagles Drive, the property is situated on the left hand side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE HALLWAY: Spacious area with wooden external front door, coved cornicing, staircase leading to first floor, understairs cupboard, ceramic tiled flooring, open to:

DINING AREA: 5.0m x 2.2m (16'5" x 7'4"); with ceramic tiled flooring, coved cornicing.

CLOAKROOM: With 2-piece suite comprising low suite w.c., pedestal wash hand basin, partly tiled walls, ceramic tiled flooring, extractor fan, coved cornicing.

LOUNGE: 5.3m x 3.7m (17'4" x 12'3"); with coved cornicing, ceiling rose, limestone finish fireplace surround and hearth housing coal effect living flame gas fire, wall light points, television point, double doors leading through to sitting room:

SITTING ROOM: 4.4m x 3.7m (14'6" x 12'3"); with coved cornicing, ceiling rose, PVC French doors to garden.

DINING KITCHEN: 5.0m x 4.4m (16'6" x 14'5"); with attractive range of medium oak wall and base units with complementary laminate working surfaces, 1½ bowl sink drainer unit with mixer tap, Leisure Rangemaster dual fuel oven, integrated dishwasher and microwave, part tiled walls, ceramic tiled flooring, halogen ceiling spotlighting, PVC French doors to rear garden.





UTILITY ROOM: 2.7m x 1.6m (9'0" x 5'1"); with medium oak fitted wall and base units with laminate working surfaces, stainless steel single sink drainer unit with mixer tap, plumbing for washing machine, cupboard housing Baxi wall mounted gas central heating boiler, part tiled walls, ceramic tiled flooring, external wood glazed side door.

FIRST FLOOR:

LANDING: With door and staircase leading to second floor, circular feature window.

MASTER BEDROOM ONE (rear): 5.0m x 3.2m (16'5" x 10'7"); with coved cornicing, ceiling fan light, television point, telephone point, open arch to:

DRESSING ROOM: 2.5m x 2.1m (8'4" x 6'9"); with 2 full walls of fitted wardrobes and cupboards.

EN-SUITE BATHROOM: With 4-piece large white suite comprising low suite w.c., pedestal wash basin, corner panelled bath with shower tap fitment, double shower enclosure with thermostatically controlled shower, low suite w.c., pedestal wash basin, shaver point, fully tiled walls, ceramic tiled flooring.

BEDROOM TWO (rear): 4.4m x 3.7m (14'5" x 12'2"); with coved cornicing.

BEDROOM THREE (front): 3.7 x 2.9m (12'3" x 9'6"); with coved cornicing.

BATHROOM: With 4-piece white suite comprising low suite w.c., panelled bath with shower tap fitment over, separate shower enclosure with thermostatically controlled shower, pedestal wash basin, fully tiled walls, ceramic tiled flooring, extractor fan, shaver point, built in cupboard housing hot water tank.

SECOND FLOOR LANDING: Spacious area with spindle balustrade leading to a flexible and deceptive open plan area offering excellent additional living space ideal as a bedroom, lounge or gym, (could easily be split and partitioned), leading to.

BEDROOM FOUR: 5.0m x 2.8m (16'4" x 6'7"); with telephone point.

OPEN BEDROOM FIVE/SITTING ROOM/GAMES ROOM/GYM: 7.5m x 6.5m (24'4" x 20'6" with some limited headroom); with loft access point with extending ladder and partly boarded, television point, built in cupboards into eaves storage.

BATHROOM: 5.3m x 2.6m (17'5" x 8'5"); Fantastic generous 4-pce white suite comprising panelled bath with shower tap fitment, low suite w.c., pedestal wash basin, double shower enclosure with thermostatically controlled shower, built in cupboard, fully tiled walls, ceramic tiled flooring, loft access with extending wood ladder leading to fully boarded area.





honeywell

SALES • RENTALS • SURVEYS • VALUATIONS

estate agents • surveyors



www.honeywell.co.uk



honeywell

SALES • RENTALS • SURVEYS • VALUATIONS

estate agents • surveyors



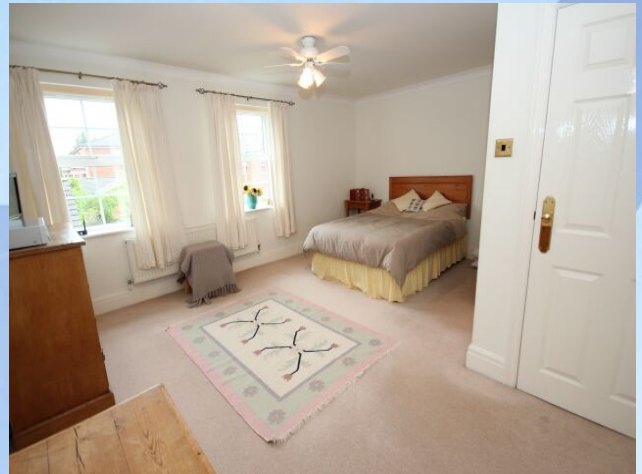
www.honeywell.co.uk



honeywell

estate agents • surveyors

SALES • RENTALS • SURVEYS • VALUATIONS



www.honeywell.co.uk



OUTSIDE: To the front of the property is a front lawn with well stocked planted borders, substantial block paved private driveway providing superb parking for up to 10 cars leading to a DETACHED DOUBLE GARAGE 19'3" x 16'11" with electric up and over door, personal door to side, power and lighting. Access along the side of the house leading to an impressive landscaped enclosed rear garden with large stone paved patio area, lawn with superb well stocked planted borders and pebbled areas and pathways, cold water tap, side boundary timber fencing.

HEATING: Gas fired hot water central heating system complemented by sealed unit double glazing in PVC frames.

SERVICES: Mains water, electricity, gas and drainage are connected.

VIEWING: By appointment with our office.

ENERGY PERFORMANCE: The energy performance rating for this property is D.

PLEASE NOTE: There is an annual service charge for Brockhall Village to cover manned security gates and common areas. The charge for this property is approximately £570.00 per annum.





honeywell

SALES • RENTALS • SURVEYS • VALUATIONS

estate agents • surveyors

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.

4 Gleneagles Drive, Brockhall Village, BB6 8BF
SLG/290514

1 Castlegate
Clitheroe
BB7 1AZ
Tel 01200 426041

3 The Fountains
Gisburn Road
Barrowford, BB9 8LQ
Tel 01282 698200

79 King Street
Whalley
BB7 9SW
Tel 01254 824411

Lettings Office
2-4 Parson Lane
Clitheroe, BB7 2JN
Tel 01200 444477