

Netherwood Gardens, Brockhall Village, Old Langho BB6 8HR

Offers In Excess Of £650,000





Netherwood Gardens,

Brockhall Village, Old Langho

BB6 8HR

OIEO £650,000

4 Bedrooms | 3 Bathroom | Garden

- Prestigious Brockhall Village location
- One of Netherwood Gardens' most desirable positions, backing directly onto mature woodland
- Recently redecorated throughout
- Three beautifully refitted bathrooms
- New carpets to staircase and first floor
- Four generous double bedrooms
- Three reception rooms plus conservatory
- Spacious breakfast kitchen with adjoining family room
- Detached double garage with electric doors
- Driveway parking for four vehicles
- Private landscaped rear gardens
- Excellent commuter links
- Superb family home presented in move-in condition





A beautifully presented and generously proportioned four-bedroom detached family home, occupying an enviable position on Netherwood Gardens, widely regarded as one of the most desirable addresses within Brockhall Village. Beautifully maintained and thoughtfully improved by the current owner, the property is offered in true move-in ready condition. The house enjoys a peaceful cul-de-sac location and backs directly onto mature woodland.

Offering generous and versatile accommodation extending to approximately 2,800 sq.ft this superb property has been beautifully maintained and thoughtfully updated by the current owners, having recently undergone a programme of improvements including re-decoration, three stylishly refitted bathrooms and new carpets to the staircase and first floor, ensuring the home is ready for immediate occupation.

The accommodation briefly comprises:-

Ground Floor
Entrance Porch with tiled flooring, feature lighting and an attractive entrance door opening into the reception hall. A spacious and elegant space creating an excellent first impression, featuring a turning staircase to the first floor, useful understairs storage, decorative ceiling cornicing and quality oak internal doors throughout

Cloakroom which has recently updated with a contemporary two-piece suite comprising wash hand basin and low-level WC.

Study, a well-proportioned home office overlooking the front garden, ideal for those working from home.





Lounge, the principal reception room centred around an attractive living flame gas fireplace with marble surround. A large bay window provides excellent natural light whilst French doors open directly onto the rear patio, creating an ideal space for entertaining and family living.

Dining Room currently used as a games room but originally a formal dining room with bay window offering ample space for larger gatherings and special occasions.

Breakfast Kitchen

A modern kitchen with lots of storage, fitted with an extensive range of quality wall and base units complemented by generous work surfaces and integrated appliances including: 5 zone induction hob with extractor canopy, Electric oven, Microwave, Integrated fridge, Integrated freezer
Integrated dishwasher, the kitchen flows seamlessly into the adjoining family room, creating an excellent open-plan family space.

Conservatory overlooking the rear gardens with French doors providing direct access onto the patio.

Utility Room Fitted with additional storage, sink unit, plumbing for laundry appliances and external access to the side of the property.





First Floor

Galleried Landing

A spacious landing featuring French doors opening onto a front balcony together with airing cupboard and loft access.

Principal Bedroom Suite

A luxurious principal bedroom with an extensive range of fitted wardrobes leading through to a dedicated dressing area.

The beautifully refitted en-suite features a high-quality contemporary five-piece suite by VitrA, incorporating oversize bath, large walk-in shower, wash hand basin and W.C. with contemporary fittings and stylish tiling.

Bedroom 2

A generous double bedroom with fitted wardrobes and its own newly replaced en-suite shower room, finished to an excellent modern standard.

Bedroom Three

A spacious double bedroom with fitted wardrobes.

Jack & Jill Bathroom

Serving Bedrooms Three and Four, this recently replaced family bathroom has been finished with high quality VitrA fittings including walk in shower and oversize bath complimented by and quality tiling.

Bedroom Four

A double bedroom sharing the Jack & Jill bathroom with views to the rear.





Outside

The property enjoys a particularly attractive plot.

To the front, a generous lawned garden with mature planting creates an impressive approach, whilst a block-paved driveway provides parking for several vehicles and leads to the detached double garage.

The detached double garage benefits from electric up-and-over doors together with power and lighting with parking for 4 cars in front.

To the rear, the gardens have been designed for both family enjoyment and entertaining.

Backing directly onto mature woodland, the rear garden enjoys an exceptional level of privacy with a peaceful woodland outlook rarely found on modern developments.

There is a detached double garage, ample driveway parking and beautifully established gardens.

Brockhall Village is one of the Ribble Valley's premier residential developments, renowned for its secure, leafy environment, beautifully maintained communal grounds and excellent lifestyle amenities. Residents enjoy the convenience of an on-site gym, café and restaurant, together with picturesque woodland walks right on the doorstep. The location is particularly popular with families, lying within the catchment area for highly regarded local schools and offering excellent access to prestigious independent schools including Stonyhurst College, Oakhill College and Moorland School. For commuters, the M6, M65 and A59 provide straightforward links to Preston, Blackburn, Manchester and Leeds, making Brockhall Village an exceptional place to call home.

General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of a gas central heating system.

Parking allocated and number of spaces : Double garage and driveway for 4 vehicles.
Construction Type : Brick and tile roof.
Building Safety: None known to vendor.
Restrictive Covenants : None known to vendor.
Listed building : The property is not listed.
Conservation Area / National Landscapes : The property is not in a Conservation Area or National Landscape
Easement, and Wayleaves or Rights of Way : None known to vendor.
Footpaths / Bridleways : None.
Flooding : The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone one.
Unimplemented Planning Consents : None known to vendor.
Planning Consents affecting the property : None known to vendor.
Accessibility adaption information : None.
Coal field / mining area : None known to vendor.

Communications :
Broadband: Ultrafast 1800 Mpbs available in the area
Mobile signal: Vodaphone, EE, O2 and 3 available in the area
The above information is according to Ofcom http://checker.ofcom.org.uk

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Leasehold with vacant possession upon completion. The lease is a 999 year lease that began on1/5/2002. A ground rent of £378 is paid annually to Homeground and there is an annual service charge of £960.

Local Authority: Ribble Valley Borough Council **Council Tax:** Band G

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Jason Preston. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : hook.wriggled.reckon

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

Use of AI : Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

SUBJECT TO CONTRACT

12 Netherwood Gardens

Approximate Gross Internal Area : 212.47 sq m / 2287.00 sq ft
Garage : 36.45 sq m / 392.34 sq ft
Total : 248.92 sq m / 2679.35 sq ft

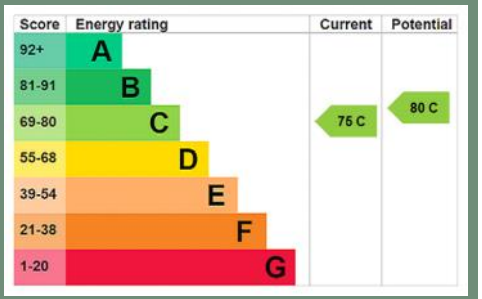


Garage | Ground Floor | First Floor

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.





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