



Bluebell Walk, Blackburn £344,950

- Move for Summer
- Double Garage
- £1,000 towards moving
- 5 Bedroom Detached
- Dining Kitchen
- Ensuite to Master



## INTRODUCTION

*Fabulous Executive Detached Home available on Bluebell Walk. Speak with our Advisors about Part Exchange today!*

*The Cavendish is an imposing detached executive home providing excellent space for the growing family. Comprising a large lounge with walk-in bay window, an extensive open plan kitchen/family room, with French doors to the rear garden, and separate utility room, study and downstairs cloakroom along with double garage completing the ground floor accommodation. Off the impressive central landing area on the first floor lies the spacious master bedroom with its luxury en-suite bathroom. Bedroom 2 also benefits from en-suite facilities for added privacy, with a further three good sized bedrooms and a stunning family bathroom completing the first floor layout.*

*Bluebell Walk is a superb new development offering a fantastic collection of luxury 4 & 5 bedroom freehold homes available in a variety of styles and constructed by quality craftsmen to the highest specification and incorporating high energy efficiency standards throughout.*

*Set in a semi-rural location with surrounding woodlands and views on the south western outskirts of Blackburn approximately two miles from the town centre, the development is well placed for easy commuting with access to the motorway network just a short driving distance away; Cherry Tree railway station 1.5km to the north and local bus services operating on nearby Livesey Branch Road. An off-carriageway cycle link between the local area and Blackburn town centre is provided by the nearby Leeds and Liverpool Canal towpath.*

*Call our office on 01254 389384 for more*

## Kitchen

**19'1" x 13'0" (62'4" x 42'8")**

Luxury Fitted Kitchen with a choice of Finishes  
Choice of Worktops to Kitchen with matching up stands

Stainless Steel Single electric oven, 4 ring gas hob with splash back and extractor hood

Integrated Fridge Freezer

Inset Stainless Steel Sink

Chrome Sockets to Kitchen and Adjoining open plan areas

## Lounge

**18'3" x 12'0" (0.46m x 0.30m)**

## Utility

**6'6 x 6'2 (1.98m x 1.88m)**

## Study

**6'6" x 9'9" (19'8" x 29'6")**

## Cloakroom

**6'7" x 2'9" (19'8" x 6'7")**

## Garage

**17'4 x 17'4 (5.28m x 5.28m)**

## Master Bedroom

**15'1" x 10'11" (49'3" x 32'10")**

TV Point to Master

Telephone Point to Master

## En-suite

**10'9" x 5'6" (32'10" x 16'5")**

## Bedroom 2

**13'4" x 10'6" (42'8" x 32'10")**

## Ensuite

**7'3" x 3'11" (23'0" x 9'10")**

## Bedroom 3

**11'6" x 10'7" (36'1" x 32'10")**

## Bedroom 4

**11'6" x 9'3" (36'1" x 29'6")**

## Bedroom 5

**11'3" x 10'8" (36'1" x 32'10")**

## Bathroom

**9'8" x 7'9" (29'6" x 23'0")**

Roca Sanitary ware in White

Deva Insignia Brassware

Bathroom and Ensuite - Half Tiled in Porcelanosa

Wall Tiles (to sanitary ware walls only)

## Features

Gas Central Heated, with high efficiency boiler and panel radiators

Coving to Ceilings in lounge, dining and hallways

All ceilings to be skim finish, painted white

All walls to be painted soft cream

Chrome Effect internal door furniture

TV point to lounge

Telephone point to lounge

1st fix wiring for security alarm

White PVCu Windows and white rear/side/french doors where applicable

Black Composite Front External door and black rain water goods

External Lights to front and rear

power and Lighting to all internal garages

Gardens landscaped to front

Gardens Rotivated to rear

External Tap