



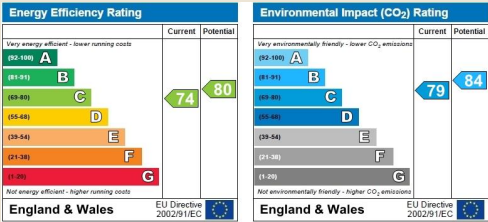
Sandy Lane, Brindle

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- Outstanding Architecturally Designed Detached Property
- Five Double Bedrooms With Two En Suites
- Modern Fitted Kitchen With Integrated Appliances
- Beautifully Presented Throughout
- Underfloor Heating & Solar Panels
- Extensive Driveway
- Enclosed Garden With Barbeque Area
- Timber Summer House With Hot Tub

Viewing: By appointment via the agent:

01257 447602



Introduction

AN OUTSTANDING QUALITY, BESPOKE DESIGNED HOME! WITH SOLAR PANELS!

Craven Lodge' is an individually designed, exquisite, timber framed detached home situated in its own enviable plot in the heart of Brindle. With close-by local amenities, attractions and schools, this heart warming Village is the perfect settling place for young families. Constructed in 2014 by its current occupants, the property has been completed to an impeccably high standard and boasts low running costs, quality fixtures and fittings and a beautiful interior finish. With underfloor heating provided by a heat pump, supplemented by solar panels for hot water, the property provides all the modern perks of a new build; yet due to being situated in a conservation area, this one of a kind home oozes character and charm with the surrounding properties in mind. A credit to its current occupants, this truly superior dwelling comprises briefly;

An entrance porch guides you to a welcoming and spacious hallway. The hallway houses a staircase to the first floor landings and enables access to an exceptional dining kitchen which is perfect for entertaining family and guests. The kitchen diner is the heart of the home' and stems to a utility room and a sizeable reception room. The utility room is of ample size and provides access to a spacious integral garage and a storage room. To the first floor, the staircase splits and leads to landing one with Velux window/study area off bedroom two and en-suite, and landing two with master bedroom/en-suite, luxurious house bathroom, two further double bedrooms and smaller single bedroom which is currently being utilised as a home office. All bedrooms have fitted wardrobes.

Externally, the property benefits from a fully enclosed garden, which has been made low maintenance by the addition of artificial grass and stoned patio areas. There is a covered barbecue area to the side of the property, two detached timber summer houses; one of which featuring a hot tub and the other used primarily for storage. The garden is private and enclosed by high hedges. To the front you will find a superb sized tarmac driveway to potentially hold several vehicles. Viewings are of high importance and can be arranged by calling our Chorley office today!

Ground Floor

Entrance Porch

2.82m x 1.65m (9'3 x 5'5) Oak leaded frosted glazed front entrance door, limestone flooring with underfloor heating and oak glazed double doors to the hallway.

Hallway

5.00m x 1.98m (16'5 x 6'6) Limestone flooring with underfloor heating, spotlights, stairs to the first floor, oak glazed double doors to the dining kitchen and door to the shower room.

Shower Room

2.24m x 1.83m (7'4 x 6') Corner double direct feed shower enclosure, twin flush WC, vanity top wash basin, chrome radiator, spotlights and limestone flooring with underfloor heating.

Dining Kitchen

8.56m x 7.37m (28'1 x 24'2) Limestone flooring, spotlights, three timber framed double glazed windows, range of cream and grey panelled wall and base units with solid granite surfaces and upstands, Britannia LPG gas range cooker, extractor hood, Belfast sink with chrome spring neck mixer tap, fitted Kuppertsbusch appliances including; coffee machine, electric oven and television, integrated Beko dishwasher, space for American fridge freezer, burglar alarm, doorbell monitor/screen, under unit lighting, display units, bi-folding doors to the rear, television point, oak glazed double doors to reception room one and door to the utility.

Reception Room

7.01m x 3.84m (23' x 12'7) Timber framed double glazed box bay window to the front elevation and two timber framed double glazed windows, television point, spotlights, limestone flooring with underfloor heating and timber framed double glazed double doors to the rear.

Utility Room

3.81m x 1.63m (12'6 x 5'4) Timber framed double glazed window, limestone flooring, Belfast sink, plumbing for utilities, doors to storage and garage and timber framed double glazed door to the rear.

Garage

6.43m x 5.56m (21'1 x 18'3) Fully insulated with work bench, three electric fuse boards, solar pump for the solar panels and remote operated doors.

First Floor

Landing One

Velux window, spotlights, smoke alarm, study area and door to bedroom two.

Bedroom Two

3.71m x 3.63m (12'2 x 11'11) Timber framed double glazed window, television point, spotlights, eaves storage and door to the en suite.

En Suite

2.74m x 1.42m (9' x 4'8) Timber framed double glazed window, twin flush WC, corner double direct feed shower unit, vanity top stone bowl wash basin, shaver point and chrome heated towel rail.

Landing Two

Loft access, smoke alarm, spotlights, storage cupboard and doors to four bedrooms and bathroom.

Bedroom One

4.11m x 3.94m (13'6 x 12'11) Timber framed double glazed window, spotlights, fitted oak fronted wardrobes, television point and door to the en suite.

En Suite

3.51m x 2.41m (11'6 x 7'11) Timber framed double glazed window, tumbled travertine tiled flooring, double direct feed shower unit, twin flush WC, tile panelled bath, vanity top his and hers wash basins, shaver point, chrome radiator and spotlights.

Bedroom Three

3.84m x 2.79m (12'7 x 9'2) Timber framed double glazed window, television point, spotlights and fitted oak wardrobes.

Bedroom Four

3.61m x 3.30m (11'10 x 10'10) Timber framed double glazed window, television point, spotlights and fitted storage.

Bedroom Five

3.10m x 2.77m (10'2 x 9'1) Timber framed double glazed window, television point, telephone point and storage.

Bathroom

2.95m x 2.44m (9'8 x 8') Timber framed double glazed frosted window, double direct feed shower enclosure, vanity top wash basin, shaver point, twin flush WC, tile panelled bath with centre taps, limestone flooring with underfloor heating, spotlights and chrome radiator.

External

Front

Extensive tarmac driveway providing off road parking for numerous vehicles and gated access to the rear.

Rear

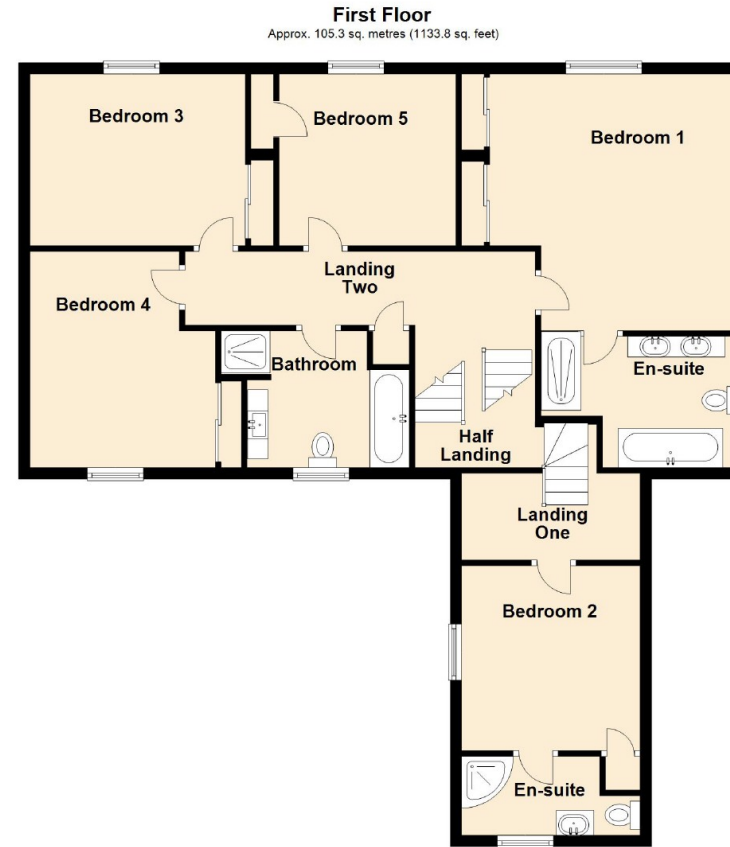
Enclosed artificial lawn garden with stone chipped area, a covered barbeque area and two timber summer houses; one of which houses a hot tub.

Agents Notes

Council Tax Band G.

There is a 'Build Zone' New Home Warranty in place till 2026





Total area: approx. 244.9 sq. metres (2636.4 sq. feet)

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Total floor area 169m² / 1819.1 sq. ft.
Plan produced using PlanUp.



