


# The Firs, Dewhurst Road, Langho, Ribble Valley

Offers Over £550,000

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An extended block paved driveway provides extensive off-road parking and leads to a newly constructed double garage, enhancing both practicality and kerb appeal. The sense of space is immediately apparent and continues throughout, with the overall plot having been increased by the addition of land to the rear - a particularly valuable enhancement that further elevates the setting.

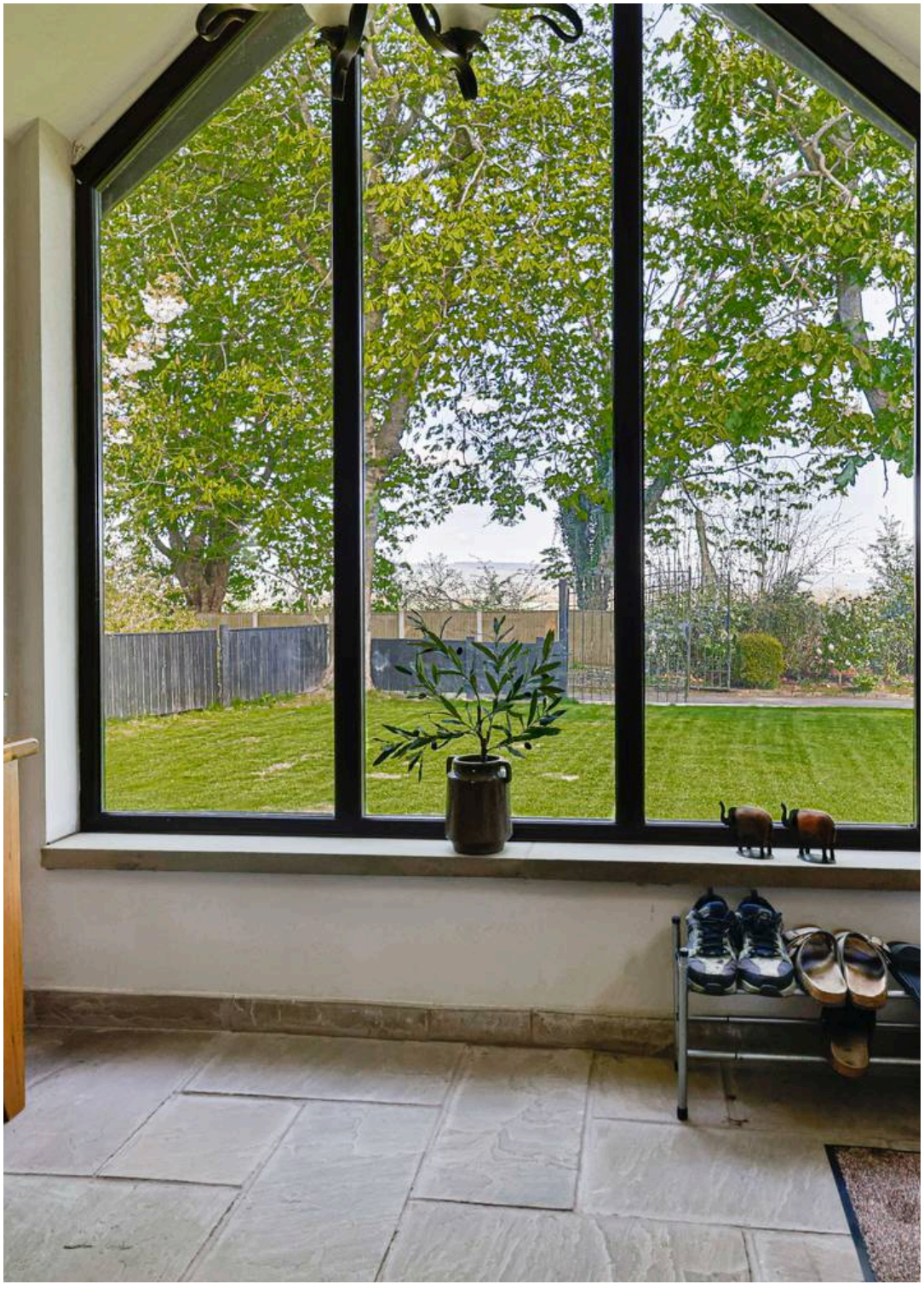
A vaulted entrance porch with a striking triangular feature window perfectly frames open countryside views, setting the tone for the accommodation within. The welcoming entrance hallway, complete with a two-piece cloakroom, flows effortlessly through to a stunning open plan living kitchen - a true centrepiece of the home.

Thoughtfully designed for modern family living, this impressive space is finished with sleek base units, granite worktops, a double Bosch oven, five-ring gas hob alongside a Rangemaster induction ring, integrated dishwasher, and a central island with breakfast bar. Bi-folding doors open onto the landscaped terraces, whilst a contemporary media wall with remote-controlled living flame fire creates a stylish focal point within the living area.

A beautifully proportioned main sitting room enjoys a dual aspect, with a large front-facing window allowing natural light to flood the space. In addition, the ground floor has been intelligently reconfigured to include a superb garage conversion, now providing a versatile second reception room.

With French doors opening to the front, this space offers excellent flexibility as an additional lounge, home office or potential fourth bedroom. A newly created utility room further enhances practicality, fitted with a range of base and eye level units, sink, boiler and external access.

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## Ground Floor

Main area: approx. 126.5 sq. metres (1361.3 sq. feet)

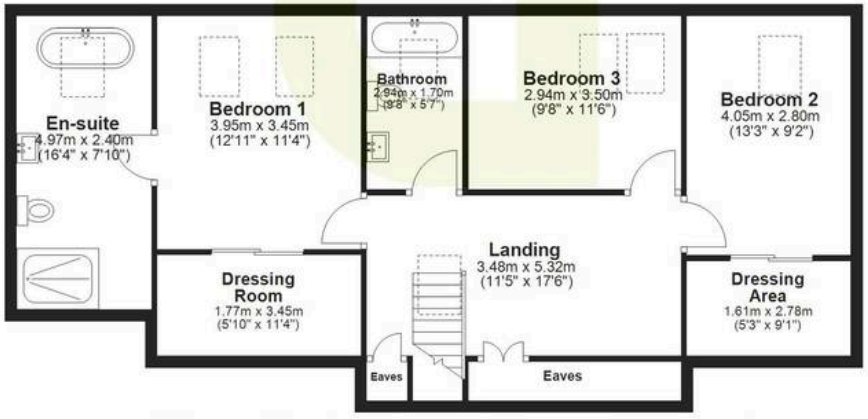
Plus garages, approx. 33.6 sq. metres (361.4 sq. feet)




## First Floor

Approx. 80.9 sq. metres (870.9 sq. feet)

(excluding Eaves, Eaves)




Main area: Approx. 207.4 sq. metres (2232.2 sq. feet)

Plus garages, approx. 33.6 sq. metres (361.4 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.
Plan produced using PlanUp.


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57TH
STREET
BROOKLYN
HARLEM
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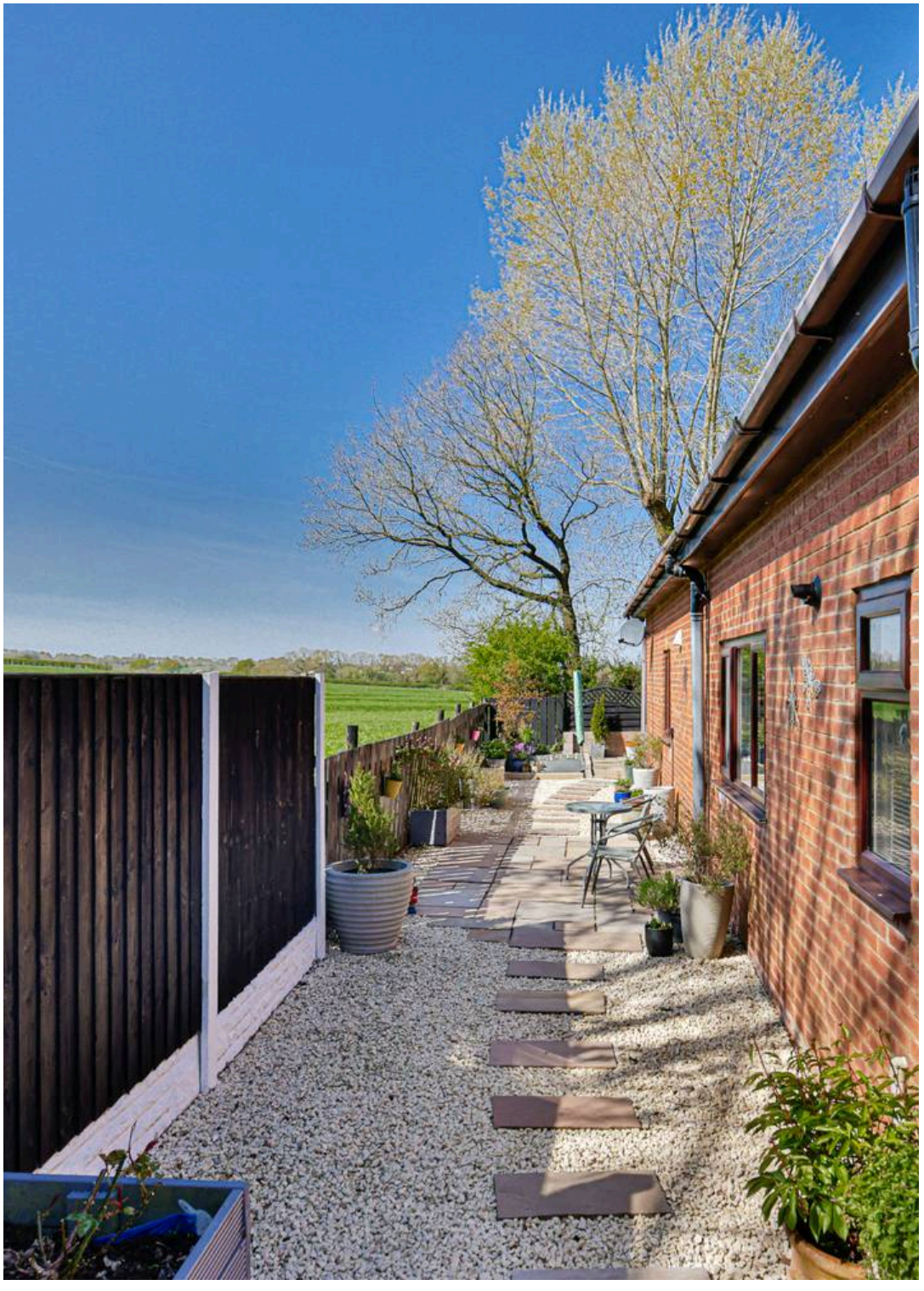

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# The Firs Langho Centre Dewhurst Road

## Langho, Blackburn

An extended block paved driveway provides extensive off-road parking and leads to a newly constructed double garage, enhancing both practicality and kerb appeal. The sense of space is immediately apparent and continues throughout, with the overall plot having been increased by the addition of land to the rear - a particularly valuable enhancement that further elevates the setting.

A vaulted entrance porch with a striking triangular feature window perfectly frames open countryside views, setting the tone for the accommodation within. The welcoming entrance hallway, complete with a two-piece cloakroom, flows effortlessly through to a stunning open plan living kitchen - a true centrepiece of the home. Thoughtfully designed for modern family living, this impressive space is finished with sleek base units, granite worktops, a double Bosch oven, five-ring gas hob alongside a Rangemaster induction ring, integrated dishwasher, and a central island with breakfast bar. Bi-folding doors open onto the landscaped terraces, whilst a contemporary media wall with remote-controlled living flame fire creates a stylish focal point within the living area.

A beautifully proportioned main sitting room enjoys a dual aspect, with a large front-facing window allowing natural light to flood the space. In addition, the ground floor has been intelligently reconfigured to include a superb garage conversion, now providing a versatile second reception room. With French doors opening to the front, this space offers excellent flexibility as an additional lounge, home office or potential fourth bedroom. A newly created utility room further enhances practicality, fitted with a range of base and eye level units, sink, boiler and external access.

To the first floor, a spacious landing with eaves storage and a useful office nook leads to three well-proportioned double bedrooms. The principal suite is a standout feature, benefitting from a sliding door through to a dressing area and a beautifully appointed en suite, fitted by The Old Westonian Bathrooms, complete with a freestanding feature bath, large walk-in shower, vanity unit and dual WC, all finished with stylish tiled elevations. The remaining bedrooms are served by a modern family bathroom, featuring a panelled bath, Victorian-style wash basin and quality tiled finishes, each room enjoying pleasant aspects over the surrounding greenery.

Externally, the home truly excels. The gardens have been thoughtfully landscaped to create a series of distinct and highly usable spaces. Paved patio areas wrap around the property, ideal for outdoor dining, whilst a superb decked entertaining area with hot tub provides a


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