

Bradyll Court, Old Langho, Ribble Valley BB6

£435,000

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Situated within the sought after gated community of Brockhall Village, this beautifully presented two-bedroom detached bungalow offers stylish, low-maintenance living in a peaceful and highly sought-after setting. Immaculately refurbished and maintained throughout, the property boasts spacious accommodation, a modern kitchen and shower room, generous gardens, and a large integral garage, making it an ideal home for those looking to downsize without compromise.

The welcoming entrance hall provides an excellent first impression, featuring a practical cloaks cupboard and elegant French doors opening into the impressive lounge. Filled with natural light from floor-to-ceiling windows overlooking the rear garden, the lounge is enhanced by decorative coving and a feature marble fireplace with an inset gas fire, creating a warm and inviting living space.

The contemporary fitted kitchen has been thoughtfully designed with sleek cabinetry and a comprehensive range of integrated Bosch appliances, including a double oven, induction hob with extractor, fridge/freezer and dishwasher. A stainless steel double bowl sink, tiled splashbacks and an external door to the side complete this well-equipped space.

Adjoining the kitchen, the dining room offers an ideal setting for entertaining, complete with decorative coving and sliding patio doors leading into the conservatory. The conservatory enjoys views over the rear garden and benefits from a tiled floor, polycarbonate roof and direct access onto the patio, providing an excellent additional reception area.



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Ground Floor

Main area: approx. 112.0 sq. metres (1205.8 sq. feet)

Plus garages, approx. 25.4 sq. metres (273.5 sq. feet)



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


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The property offers two generous double bedrooms, both fitted with a range of built-in wardrobes and storage solutions. The principal bedroom enjoys the luxury of an en-suite bathroom featuring a corner Jacuzzi bath with shower over, vanity wash basin, WC and useful built-in storage. The second bedroom is served by a stylish modern shower room comprising a large walk-in shower, vanity wash basin, dual flush WC and fully tiled walls.

A particular feature of the property is the substantial integral garage, accessed directly from the entrance hallway. Offering excellent storage and plumbing for utilities, wall mounted Vaillant combi boiler, windows and external access door, the garage also presents an opportunity for conversion into additional living accommodation, subject to the necessary permissions.

Externally, the bungalow occupies a generous and private plot. To the rear is a beautifully maintained lawned garden with mature trees and well-stocked borders, complemented by a paved patio, pathways and a secondary seating area, creating a delightful space for relaxing or entertaining outdoors. Gated access leads to the front, where a block-paved driveway provides off-road parking for two vehicles alongside a neatly lawned front garden.

Services - All mains services are connected.

Tenure - We understand from the owners to be Freehold. The current annual service charge for the year is £960.

Council Tax - Band F.







