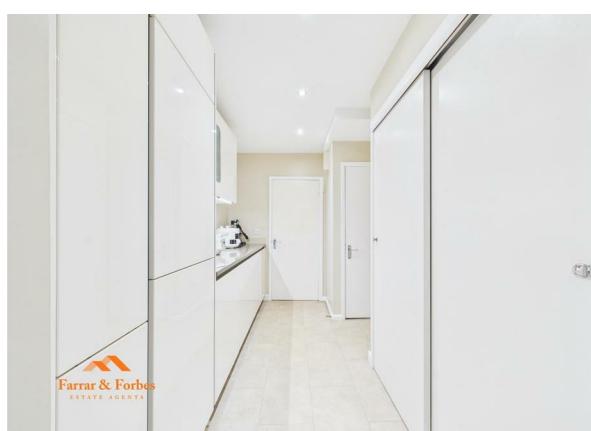
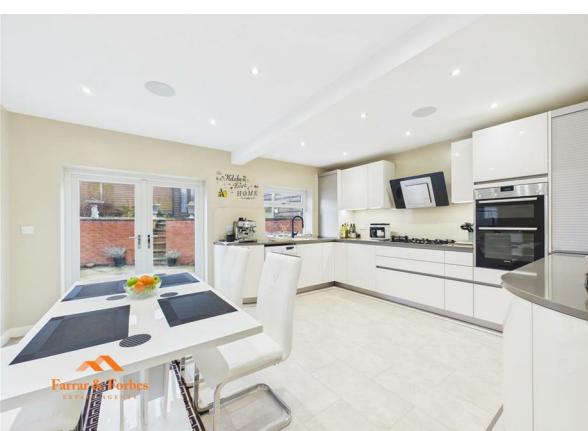


8 Reeval Close, Earby, Barnoldswick, BB18 6RR

Offers over £270,000

Council Tax Band: C



Situated towards the end of a peaceful cul-de-sac on Reeval Close, this extended three-bedroom semi-detached home offers quiet surroundings, attractive open field views and a short walk to Earby town centre, making it ideal for a growing family.

The property is approached via a flagged driveway leading to a single garage with internal access, and upon entering there is a welcoming vestibule with a convenient downstairs WC. The lounge and dining room have been opened to create a spacious, light-filled living area featuring a bay window overlooking farmland, while still offering flexibility to reinstate two separate reception rooms if desired.

To the rear, the home has been significantly enhanced by an extension creating an impressive kitchen/diner with a cream gloss U-shaped fitted kitchen, quartz worktops and splashbacks, integrated appliances, and patio doors opening onto a low-maintenance rear garden with a patio, raised pebbled seating area and summerhouse.

Upstairs, the property provides two double bedrooms, including a main bedroom with fitted wardrobes and bay window, a generously sized single bedroom, and a family bathroom with a three-piece suite and shower over the bath.

Further benefits include excellent potential to extend over the garage or above the kitchen, subject to the necessary permissions, offering future flexibility for expanding family needs.

1 Arcadia Market Street  
Colne  
Lancashire  
BB8 0HX  
01282 914042  
Info@farrarandforbes.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	