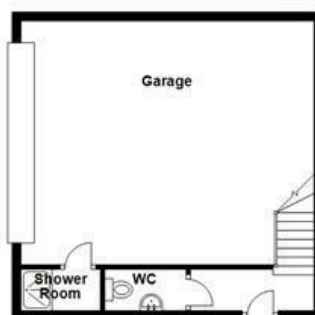
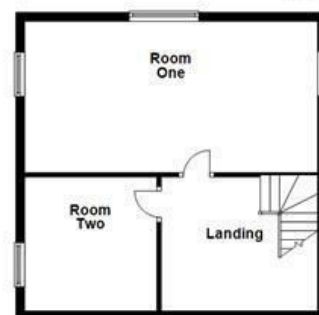


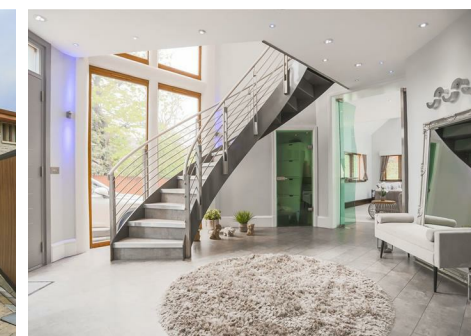
Ground Floor
Approx. 215.3 sq metres (2218.0 sq feet)



First Floor
Approx. 177.7 sq metres (1913.1 sq feet)



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 60 | 66 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Burnley Road, Hapton, BB11 5QT Offers In The Region Of £770,000

A STUNNING, EXECUTIVE, DETACHED FAMILY HOME WITH CONTEMPORARY INTERIORS

WOW! This immaculately presented, four bedroom detached family home is a breath-taking family home with potential to convert the garage to a detached annex. Flowing internally with spacious, well-lit, living accommodation, the property is finished in modern decor and top of the range fixtures and fittings throughout, to create an enviable family home in a convenient location for accessing major commuter routes along the M65 and A56 networks.

The property comprises briefly, to the ground floor: entrance to an impressive entrance hallway with spiral staircase leading to the first floor and doors providing access to a downstairs WC, storage room, a stunning living room, a snug and a gorgeous open plan kitchen/dining room. The kitchen/dining room leads to a utility room. To the first floor is a landing with doors leading to a modern four-piece family bathroom suite, an office with a mezzanine over the living room, and four double bedrooms. One room has an en suite shower room whilst the master bedroom is open to a dressing area with a range of fitted wardrobes and a door to an en suite bathroom. Externally the property is fully enclosed with a secure remote gated entrance gate leading to off-road parking for numerous vehicles leading to a detached garage with the potential to convert into a three-bedroom annex. There is a laid lawn garden to the front and rear of the property with a newly installed patio with bedding areas and enclosing hedges.

For further information, or to arrange a viewing, please contact our Burnley team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Burnley Road, Hapton, BB11 5QT

Offers In The Region Of £770,000



- Exceptional Detached Property
- Two En Suite Facilities
- Gated Off Road Parking
- EPC Rating: D

- Four Double Bedrooms
- Detached Two Storey Garage With Potential For Development Into An Annex
- Freehold

- Contemporary Open Plan Living Kitchen
- Laid To Lawn Gardens With Marble Effect Patio
- Council Tax Band G

Ground Floor

Entrance Hall

Double glazed entrance door, UPVC double glazed window, two central heating radiators, part vaulted ceiling, spiral staircase to the first floor, Amtico flooring, alarm panel, fitted storage and doors to WC, snug and dining kitchen.

WC

7'6 x 4'7 (2.29m x 1.40m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, illuminated mirror, tiled elevations, extractor fan, spotlights and Amtico flooring.

Snug

13'9 x 13'2 (4.19m x 4.01m)

UPVC double glazed window, central heating radiator, television point and spotlights.

Reception Room

28'8 x 24'3 (8.74m x 7.39m)

Four UPVC double glazed windows, three central heating radiators, two Velux windows, log burning stove, part vaulted ceiling to a mezzanine office area, Amtico flooring and UPVC double glazed bi-folding doors to the rear.

Dining Kitchen

27'2 x 26'3 (8.28m x 8.00m)

Three UPVC double glazed windows, two central heating radiators, range of wall and base units with corian surfaces, Miele double ovens, steam oven and coffee machine in high rise units, Miele full height fridge and freezer, Gaggenau hob, extractor fan, integrated Neff dishwasher, inset sink with draining ridges and spring neck mixer tap, television point, Amtico flooring and door to the utility.

Utility Room

10'3 x 5'1 (3.12m x 1.55m)

UPVC double glazed window, range of wall and base units with laminate surfaces, plumbing for washing machine, space for dryer, tiled flooring, door to the plant room and UPVC double glazed door to the rear.

First Floor

Landing

Three UPVC double glazed windows, central heating radiator, loft access, smoke alarm and doors to four bedrooms, office and bathroom.

Bathroom

13'5 x 8' (4.09m x 2.44m)

UPVC double glazed frosted window, central heating towel rail, Roca dual flush WC, two vanity top wash basins, double bath, corner direct feed shower with jets, tiled elevations, spotlights, extractor fan and Amtico flooring.

Office

16' x 9' (4.88m x 2.74m)

Two Velux windows, fitted desk and spotlights.

Bedroom One

26'5 x 12'5 (8.05m x 3.78m)

Two UPVC double glazed windows, two Velux windows, two central heating radiators, range of fitted wardrobes, fitted dressing area and door to the en suite.

En Suite

11'11 x 8'8 (3.63m x 2.64m)

UPVC double glazed window, central heating towel rail, Roca dual flush WC with basin over the cistern, tile panelled double bath, shower unit with jets, tiled elevations, spotlights, extractor fan and laminate flooring.

Bedroom Two

13'5 x 11'9 (4.09m x 3.58m)

UPVC double glazed window, central heating radiator, fitted wardrobes, wall lights and spotlights.

Bedroom Three

13'5 x 11'9 (4.09m x 3.58m)

UPVC double glazed window, central heating radiator, fitted wardrobes, wall lights and spotlights.

Bedroom Four

12'2 x 8'8 (3.71m x 2.64m)

UPVC double glazed window, cast iron central heating radiator, fitted wardrobes, spotlights and door to the en suite.

En Suite

8'7 x 4'1 (2.62m x 1.24m)

Dual flush WC, vanity top wash basin, shower unit with jets, tiled elevations, extractor fan and Amtico flooring.

External

Electric gated entrance to the driveway providing off road parking and path to the front door. There are laid to lawn gardens to the front and rear with a marble effect patio and access to a detached garage.

Garage Ground Floor

21'9 x 18'1 (6.63m x 5.51m)

Stairs to the first floor and doors to shower room and back hall which has a door to the WC.

Shower Room

5'7 x 3'1 (1.70m x 0.94m)

Shower feed.

WC

6'1 x 2'11 (1.85m x 0.89m)

Low basin WC and wash basin.

Garage First Floor

Landing leads to two rooms.

Room One

21'9 x 10'9 (6.63m x 3.28m)

Three UPVC double glazed windows.

Room Two

9'11 x 9'7 (3.02m x 2.92m)

UPVC double glazed window.

