



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 Planitip.



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	

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.

## Keighley Road, Trawden, BB8 8RW

### £500,000

A STUNNING FOUR BEDROOM FAMILY HOME WITH VERSATILE OPTIONS TO SUIT ANY BUYER

Flowing internally with beautifully presented and thoughtfully designed interiors, this immaculate four-bedroom home commands an enviable position on a quiet road in Trawden on the cusp of the surrounding countryside. The property offers four bedrooms to the ground floor with the potential to be utilised as additional living space as required making it perfect for an extended family looking for a spacious and adaptable home in an idyllic location. The village of Trawden offers a range of community-owned facilities including a pub, convenience shop, library and community centre.

The property comprises briefly, to the ground floor: entrance through the porch to a contemporary breakfast kitchen with open access to a hallway with doors leading to a large pantry, utility room, an impressive family bathroom, separate shower room, back hall and four bedrooms. The main bedroom benefits from an en suite shower room and access to the rear terrace overlooking a babbling beck. Two of the bedrooms are versatile rooms currently used as a second reception room and an office but could easily be adapted back to suit any family setup. The back hall has stairs leading to the first floor. The first floor is fully open and comprises a kitchen, dining area, and a stunning living room with an impressive vaulted ceiling, cast iron log burning stove and access to a roof terrace. Externally the property boasts low maintenance paved terraces with a drive for off-road parking leading to an integral garage.

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

# Keighley Road, Trawden, BB8 8RW

£500,000



▪ Exceptional Character Property

- Three Bathrooms Including En Suite To Main Bedroom
- Off Road Parking & Garage
- EPC Rating: TBC

▪ Four Double Bedrooms

- Idyllic Village Location
- Freehold

▪ First Floor Open Plan Living Kitchen With Indian Stone Paved Terrace

- Paved Garden Overlooking The Stream
- Council Tax Band D

## Ground Floor

### Entrance Porch

6'6 x 5'8 (1.98m x 1.73m)

UPVC double glazed entrance door, central heating radiator, laminate flooring and door to the dining kitchen.

### Dining Kitchen

15'10 x 15'2 (4.83m x 4.62m)

UPVC double glazed window, skylight, two central heating radiators, range of wall and base units with laminate surfaces, Zanussi oven and grill, AEG four ring induction hob, composite one and a half bowl sink with drainer and mixer tap, Electrolux extractor hood, integrated dishwasher and fridge, television point, spotlights, smoke alarm, laminate flooring, doors to utility, bedroom one and pantry and open to the hall.

### Pantry

9' x 4'8 (2.74m x 1.42m)

Range of wall and base units, integrated fridge freezer, spotlights, laminate flooring and door to the garage.

### Garage

17'10 x 14' (5.44m x 4.27m)

Wood flooring and roller shutter door.

### Bedroom One

20'9 x 12'11 (6.32m x 3.94m)

Four UPVC double glazed windows, central heating radiator, fully fitted bedroom furniture, spotlights, laminate flooring, door to the en suite and UPVC double glazed door to the rear sitting terrace overlooking the Beck.

### En Suite

9'10 x 7'8 (3.00m x 2.34m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top twin basins, double direct feed shower unit, tiled elevations, spotlights and extractor fan.

### Utility Room

7'2 x 4'3 (2.18m x 1.30m)

Range of wall and base units with laminate surfaces, composite sink with drainer and mixer tap, plumbing for washing machine, space for dryer, spotlights and laminate flooring.

### Hallway

Central heating radiator, spotlights, laminate flooring and doors to sitting room/bedroom two, bedroom three, office/bedroom four, main bathroom, shower room and rear entrance hall.

### Sitting Room/Bedroom Two

14'6 x 13'2 (4.42m x 4.01m)

UPVC double glazed window, central heating radiator, spotlights and laminate flooring.

### Bedroom Three

11'1 x 10'11 (3.38m x 3.33m)

UPVC double glazed window, central heating radiator, spotlights and laminate flooring.

## Bathroom

12'2 x 5'3 (3.71m x 1.60m)

Central heating radiator, dual flush WC, vanity top wash basin, shower unit with jets, tile panelled bath with jets, electrically heated towel rail and mirrors, tiled elevations, PVC panelled ceiling with spotlights, extractor fan and tiled flooring.

## Back Hall

Central heating radiator, stairs to the first floor, doors to office/bedroom and shower room and UPVC double glazed frosted door to the rear.

## Shower Room

8'1 x 3'8 (2.46m x 1.12m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, shower unit with jets, tiled elevations, extractor fan and tiled flooring.

## Office/Bedroom Four

15'1 x 14'4 (4.60m x 4.37m)

UPVC double glazed window, central heating radiator, spotlights and laminate flooring.

## First Floor

### Open Plan Living Kitchen

42'2 x 23'11 (12.85m x 7.29m)

Six UPVC double glazed windows, two Velux windows, range of wall and base units with granite surfaces, Rangemaster cooker with six ring gas hob, extractor hood, two Belfast sinks, plumbing for dishwasher, space for fridge freezer, cast iron radiators and log burning stove, vaulted ceiling with exposed beams, exposed stone walls and UPVC double glazed door to the Indian stone paved terrace.

## External

### Front

Gravel chipped bedding and driveway providing off road parking leading to the garage.

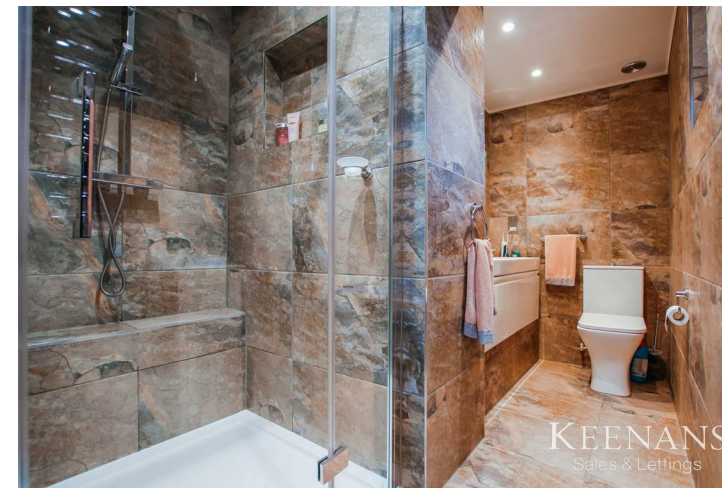
### Rear

Indian stone paved patio with gravel chipped bedding and door to the boiler room.

## Boiler Room

10'11 x 7' (3.33m x 2.13m)

Boiler and hot water tank.



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