

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
84	93
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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.

Dawson Drive, Burnley, BB10 4AS

£425,000

A BEAUTIFULLY PRESENTED FOUR-BEDROOM DETACHED FAMILY HOME

Nestled amidst the serene beauty of Cliviger's rolling hills, this exceptional family abode awaits its fortunate new owners. Prepare to be captivated by the harmonious blend of modern elegance and countryside charm that defines this property. This home boasts four sizeable bedrooms, each thoughtfully designed to offer comfort and tranquility. The contemporary kitchen/dining room serves as the heart of the home, where culinary delights come to life. Imagine hosting gatherings with loved ones, the aroma of freshly baked bread filling the air as you sip wine and share laughter. The spacious living room, flooded with natural light, beckons you to unwind after a long day. Don't miss the wonderful summer house, a versatile space that invites creativity. Whether you envision a tranquil home office, an inspiring artist's studio, or a chic bar for entertaining friends, this charming retreat awaits your personal touch.

The property comprises briefly, to the ground floor: entrance into a welcoming hallway with stairs leading to the first floor and doors providing access to a downstairs WC, understairs storage, reception room and a gorgeous open plan kitchen/dining room. The kitchen/dining room has open access to the main living room, and doors to the utility room and rear garden. To the first floor is a landing with doors leading to four bedrooms and a four-piece family bathroom. The main bedroom benefits from a walk in wardrobe and ensuite shower room, the second bedroom also benefits from an ensuite. Externally the property boasts an enclosed paved rear garden with a stunning bar/summerhouse/home office. The front has a tarmac driveway providing off-road parking for numerous vehicles.

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 and Facebook.

Dawson Drive, Burnley, BB10 4AS

£425,000



- Tenure Freehold
- Council Tax Band E
- EPC Rating B
- Off Road Parking With Driveway For Numerous Vehicles
- Envious Four Bedroom Detached Property
- Ideal Family Home Ready To Move Into And Being Complemented With Countryside Views
- Spacious Contemporary Fitted Kitchen/Dining Room
- Ample Sized Gardens And Summerhouse
- Easy Access To Major Network Links
- Close Proximity To Local Amenities

Ground Floor

Entrance

Via a composite double glazed door to hallway.

Hallway

15'10 x 6'11 (4.83m x 2.11m)

Central heating radiator, smoke alarm, wood effect flooring, stairs to first floor, doors to under stairs storage, WC, reception room two and kitchen.

Reception Room Two

16'6 x 10'6 (5.03m x 3.20m)

UPVC double glazed box bay window, two central heating radiators and wood effect flooring.

WC

4'8 x 4'2 (1.42m x 1.27m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, extractor fan, part tiled elevation and tiled flooring.

Kitchen/Diner

28'2 x 10'4 (8.59m x 3.15m)

Two UPVC double glazed windows, central heating radiator, range of high gloss wall and base units, marble effect compact laminate work tops, oven and grill in a high rise unit with a four ring induction hob, inset one and a half composite sink with mixer tap, integrated dish washer, space for American fridge freezer, island with breakfast bar, wood effect flooring, open access to reception room one, door to utility room and UPVC double glazed French doors to rear.

Reception Room One

19'6 x 9'8 (5.94m x 2.95m)

UPVC double glazed window, central heating radiator, two feature wall lights, television point, fitted storage and Kardean flooring.

Utility Room

6'1 x 4'2 (1.85m x 1.27m)

Central heating radiator, plumbed for washing machine and dryer, extractor fan, wood effect flooring and door to a storage cupboard.

First Floor

Landing

Loft access, smoke alarm, central heating radiator, doors to four bedrooms, bathroom and airing cupboard.

Bedroom One

15'8 x 10'2 (4.78m x 3.10m)

Two UPVC double glazed windows, central heating radiator, television point and a door to a walk in wardrobe.

Walk In Wardrobe

9'2 x 5'3 (2.79m x 1.60m)

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

En Suite

9'2 x 3'10 (2.79m x 1.17m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, direct feed shower, part tiled elevation and tiled effect flooring.

Bedroom Two

14'3 x 10'7 (4.34m x 3.23m)

UPVC double glazed window, central heating radiator, television point, fitted wardrobes, above stairs storage and door to en suite.

En Suite

7' x 10'7 (2.13m x 3.23m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, direct feed shower enclosure, extractor fan, part tiled elevation and tiled flooring.

Bedroom Three

11' x 9' (3.35m x 2.74m)

UPVC double glazed window and central heating radiator.

Bedroom Four

10'4 x 8'6 (3.15m x 2.59m)

UPVC double glazed window and central heating radiator.

Bathroom

8'6 x 8'2 (2.59m x 2.49m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, double panelled bath with mixer tap, direct feed shower, extractor fan, part tiled elevation and tiled effect flooring.

External

Rear

Enclosed paved garden with artificial turf, slate chips and Summerhouse/bar.

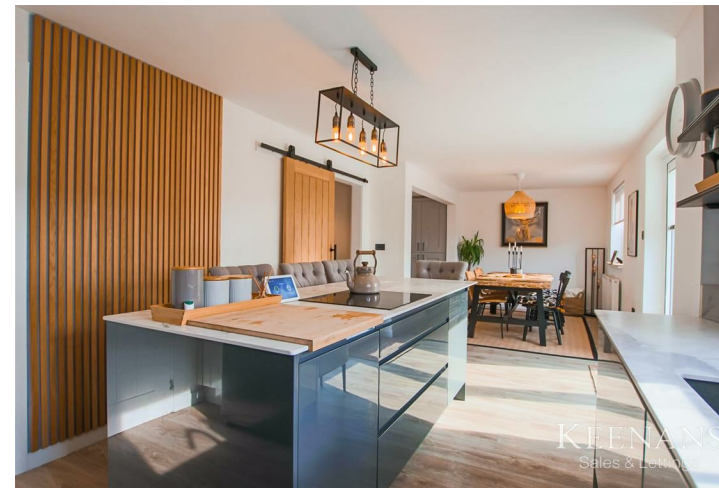
Summerhouse/Bar

18'10 x 8'8 (5.74m x 2.64m)

Two UPVC double glazed windows, electric heater, television point, spotlights, bar and wood effect flooring.

Front

Tarmac driveway for off road parking for numerous vehicles with views across the countryside.



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