



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.



## The Kilns, Burnley, BB11 2RW Offers Over £450,000

AN EXCEPTIONAL FAMILY HOME IN THE MOST DESIRABLE LOCATION

Located within the most desirable location of Burnley and just a 3 minute drive away from Burnley Golf Club stands this exceptional four bedroom detached property. With no details missed and benefitting from enviable panoramic views, double garage and stylish decoration, this beautifully presented property is the perfect home for any growing family looking for a luxurious and private property! With two living areas, contemporary open plan dining kitchen, a fantastic conservatory and two bathrooms, this property has everything needed and is one truly not to be missed! Located on a quiet cul de sac, the property is conveniently close to bus routes, local schools and amenities, as well as the railway station and network links to Accrington, Pendle, Rossendale and major motorway links. A credit to the current owners, this property has been transformed into a welcoming family home!

The property comprises briefly, a welcoming entrance hallway provides access through to two spacious reception rooms, modern dining kitchen, WC and staircase to the first floor. The dining kitchen boasts contemporary wall and base units, high quality integrated appliances and leads on to a utility room and conservatory with access out to the rear garden. The first floor houses a fantastic landing and office space and comprises of doors on to four generously sized bedrooms and a modern family bathroom. The main bedroom benefits from a wonderful dressing/walk in wardrobe area and on to an en suite bathroom. Externally, there is a sizeable, enclosed laid to lawn garden with paving, bedding, stone chip areas, access on to the double garage and panoramic views over Burnley. To the front there is a laid to lawn garden with paving and bedding areas and a gated driveway for up to four cars with access to the double garage.

For further information or to arrange a viewing, please contact our Burnley branch at your earliest convenience.

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



# The Kilns, Burnley, BB11 2RW

## Offers Over £450,000



- Exquisite Detached Property
- Modern Fitted Dining Kitchen
- Gated Driveway and Double Detached Garage
- EPC Rating TBC
- Four Bedrooms
- Impressive Plot
- Tenure Freehold
- Two Bathrooms
- Well Maintained Gardens to Front and Rear
- Council Tax Band F

### Ground Floor

#### Entrance Hall

15'6 x 8'11 (4.72m x 2.72m)

UPVC double glazed frosted front door, central heating radiator, coving to ceiling, spotlights, dado rail, fitted storage, doors to two reception rooms, kitchen/dining area and stairs to first floor.

#### WC

6'3 x 2'8 (1.91m x 0.81m)

Dual flush WC, vanity top wash basin with mixer tap, tiled elevations, extractor fan and tiled flooring.

#### Reception Room One

19'5 x 15'4 (5.92m x 4.67m )

UPVC double glazed leaded window, central heating radiator, coving to ceiling, gas fire with granite effect hearth and limestone surround, dado rail, television point and UPVC double glazed sliding door to rear.

#### Reception Room Two

14'7 x 9'10 (4.45m x 3.00m)

UPVC double glazed window, central heating radiator, coving to ceiling and television point.

#### Kitchen/Dining Area

25'1 x 10'11 (7.65m x 3.33m)

UPVC double glazed leaded window, two central heating radiators, spotlights, television point, range of high gloss wall and base units, granite effect worktops and splashbacks, ceramic Belfast sink with mixer tap, two integrated electric Bosch ovens with four ring Bosch induction hob and extractor hood, integrated Bosch microwave, integrated fridge, freezer and dishwasher, over unit lighting, wood effect laminate flooring, door to utility and UPVC double glazed sliding door to conservatory.

#### Utility

9 x 5'11 (2.74m x 1.80m)

Central heating radiator, range of high gloss wall and base units, granite effect worktops, composite sink and drainer with mixer tap, integrated washing machine and boiler, wood effect laminate flooring and UPVC double glazed frosted door to side elevation.

#### Conservatory

11'7 x 9'10 (3.53m x 3.00m)

UPVC double glazed windows, polycarbonate roof, electric heater, wood effect laminate flooring and UPVC double glazed French doors to rear.

### First Floor

#### Landing

15'10 x 12'8 (4.83m x 3.86m)

UPVC double glazed leaded window, central heating radiator, dado rail, coving to ceiling, spotlights, loft access, linen cupboard, doors to four bedrooms and bathroom.

#### Bedroom One

19'5 x 15'4 (5.92m x 4.67m )

Two UPVC double glazed leaded windows, central heating radiator, coving to ceiling, spotlights, ceiling fan, television point, fitted wardrobes and door to en suite.

#### En Suite

8'11 x 7'9 (2.72m x 2.36m)

UPVC double glazed frosted leaded window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed electric rainfall shower enclosed with rinse head, panel bath with mixer tap, tiled elevations, spotlights, extractor fan and tiled flooring.

#### Bedroom Two

14'6 x 10'1 (4.42m x 3.07m )

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

#### Bedroom Three

14'10 x 9'9 (4.52m x 2.97m )

UPVC double glazed leaded window, central heating radiator, fitted wardrobes and television point.

#### Bedroom Four

9'11 x 7'11 (3.02m x 2.41m)

UPVC double glazed leaded window, central heating radiator, fitted wardrobes and television point.

#### Bathroom

12 x 6'3 (3.66m x 1.91m )

UPVC double glazed frosted window, central heated towel rail, P-shaped panel bath with mixer tap and overhead direct feed rainfall shower, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, spotlights, extractor fan and tiled flooring.

### Exterior

#### Rear

Enclosed garden with laid to lawn, paving, bedding areas, mature shrubbery and access to double detached garage.

#### Front

Laid to lawn garden, paving, double gated driveway and access to double detached garage.

