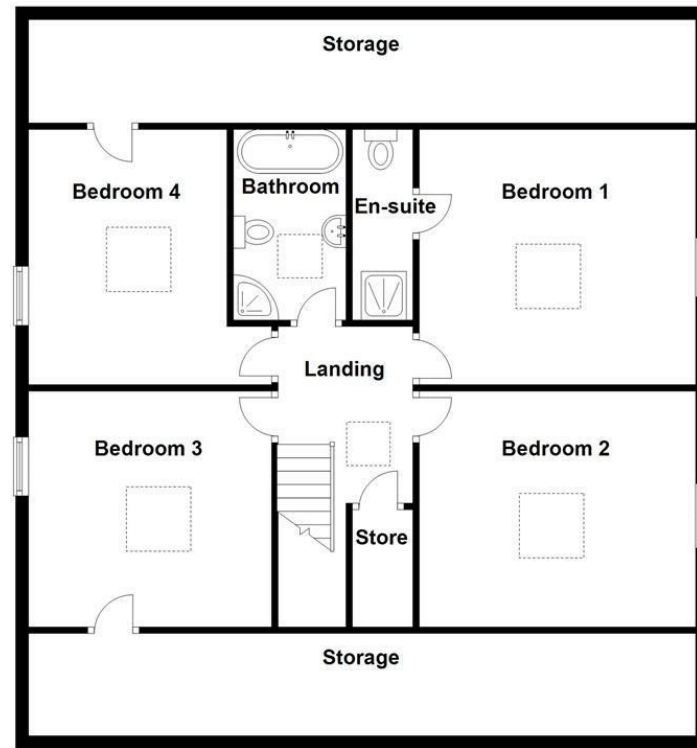


Ground Floor



First Floor



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		82	88
(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.



## Burnley Road, Cliviger, BB10 4SU

### Offers Over £595,000

THE EPITOME OF CHIC COUNTRY LIVING

Welcome to this stunning detached house located on Burnley Road in the picturesque village of Cliviger, Burnley. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With four spacious bedrooms and two bathrooms, there is ample space for everyone in the household.

Situated amidst the serene countryside, this home offers a tranquil escape from the hustle and bustle of city life. The property is impeccably maintained, exuding a show home standard that is sure to impress even the most discerning buyer.

The four double bedrooms provide plenty of room for a growing family or visiting guests, with one of the bedrooms featuring an ensuite shower room for added convenience. The open plan living, kitchen, and dining area is a modern and inviting space, ideal for both everyday living and hosting gatherings.

In addition to the interior charm, this property offers off-road parking and a lovely lawned garden, perfect for enjoying the fresh air and outdoor activities. Don't miss the opportunity to make this beautiful house your new home in the heart of Cliviger.

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# Burnley Road, Cliviger, BB10 4SU

## Offers Over £595,000



- Immaculately Presented to a Show Home Standard
- Modern Open Plan Living/Kitchen/Dining Room
- Off Road Parking on Private Driveway
- Tenure Freehold

- Stylish and Sleek Interiors
- Idyllic Peaceful Village Setting
- Council Tax Band F

- Four Double Bedrooms
- Surrounded by Countryside Views
- EPC Rating B

### Ground Floor

#### Entrance

Composite double glazed door leading to the entrance hall.

#### Entrance Hall

18'9 x 6'5 (5.72m x 1.96m)

Smoke alarm, spotlights, wood effect flooring with underfloor heating, stairs leading to first floor with glass balustrade, doors leading to downstairs WC, reception room and open plan living/kitchen/dining area.

#### WC

6'4 x 3'10 (1.93m x 1.17m)

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

#### Reception Room One

23'2 x 12'4 (7.06m x 3.76m)

Three UPVC double glazed windows, television point, smoke alarm, feature fireplace and wood effect flooring with underfloor heating.

#### Open Plan Living/Kitchen/Dining Room

36'6 x 25'1 (maximum) (11.13m x 7.65m (maximum))

Two UPVC double glazed windows, spotlights, feature fireplace, range of panelled wall and base units with granite work surfaces, two ovens in high rise units with a four ring electric hob, extractor hood and tiled splashback, one and half bowl stainless steel inset sink with integrated draining ridges and mixer tap, integrated dishwasher, microwave and full height fridge and freezer, door to utility room, wood effect flooring and two sets of UPVC double glazed French doors to the side patio.

#### Utility Room

9' x 8'8 (2.74m x 2.64m)

Wall and base units with an enclosed boiler, wood effect flooring, doors to storage and side elevation.

### First Floor

#### Landing

Velux window, central heating radiator, doors leading to four bedrooms, family bathroom and storage.

#### Bedroom One

14'1 x 13'1 (4.29m x 3.99m)

UPVC double glazed window, central heating radiator, Velux window, television point and door to en suite.

#### En Suite

9'8 x 3'1 (2.95m x 0.94m)

Central heating towel rail, dual flush WC, vanity top wash basin with mixer taps, direct feed rainfall shower with rinse head, extractor fan, fully tiled elevations, illuminated mirror and tiled flooring.

#### Bedroom Two

14'9 x 11'11 (4.50m x 3.63m)

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

#### Bedroom Three

12'3 x 12' (3.73m x 3.66m)

UPVC double glazed window, Velux window, central heating radiator and door to storage.

#### Bedroom Four

13'1 x 12'3 (3.99m x 3.73m)

UPVC double glazed window, Velux window, central heating radiator and door to storage.

#### Bathroom

9'8 x 5'9 (2.95m x 1.75m)

Velux window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, freestanding double oval bath with mixer taps, corner direct feed rainfall shower with rinse head, fully tiled elevations, extractor fan and tiled flooring.

#### External

Laid to lawn front garden with a central patio to maximise the sunlight. There is a driveway providing off-road parking for numerous vehicles parked in tandem with a Indian Stone paved side patio accessed from the open plan living/kitchen/dining room. Paving wraparound the back of the property leading back to the driveway.

