



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		
	73	82
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Harpers Lane, Fence, BB12 9PD

Offers In The Region Of £475,000

AN EXQUISITE FAMILY HOME

Having been built by the current owner and offering an abundance of high quality indoor and outdoor space, this exceptional and unique four double bedroom detached property is being proudly welcomed to the market within the desirable village of Fence. With three living areas, four impressively sized bedrooms and modern fixtures and fittings, as well as ample storage space, this property is the perfect family home ready to move straight into! With added garage, wrap around gardens and two bathrooms, this property flows internally with character and charm and has no details missed in creating the perfect home! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Pendle, Clitheroe and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access on to a cloakroom and hallway. The hallway guides you through to a spacious reception room, dining room, fitted kitchen, main bedroom and houses a staircase to the first floor. The kitchen boasts modern wall and base units, integrated appliances and leads on to a conservatory. The main bedroom leads through to an en suite shower room and out to the rear. The first floor comprises of doors on to three generously sized bedrooms and a modern family bathroom. Externally there is an enclosed wrap around garden with decking, paving, mature shrubs and timber storage shed to the rear. To to the front there is a laid to lawn garden with paving, lighting, mature shrubs, bedding areas, ample off road parking and access on to the garage.

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

Harpers Lane, Fence, BB12 9PD

Offers In The Region Of £475,000

 4  2  2  C

- Exquisite Detached Property
 - Contemporary Fitted Kitchen
 - Off Road Parking and Garage
 - Council Tax Band F / EPC Rating C
- Four Double Bedrooms
 - Immaculate Deocration Throughout
 - Conservatory to the Rear
- Two Bathrooms
 - Stunning Wraparound Rear Garden
 - Tenure Freehold

Ground Floor

Entrance Hall

10'0 x 4'9 (3.05m x 1.45m)

UPVC double glazed leaded front door, central heating radiator, spotlights, wood effect laminate flooring, oak door to cloakroom and oak single glazed door to hall.

Cloakroom

5'5 x 4'9 (1.65m x 1.45m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, corner wall mounted wash basin with traditional taps, spotlights and vinyl flooring.

Hall

13'6 x 6'4 (4.11m x 1.93m)

Central heating radiator, feature wall light, wood effect laminate flooring, oak single glazed doors to kitchen, reception room, dining room, oak door to bedroom one and stairs to first floor.

Reception Room

19'4 x 13'6 (5.89m x 4.11m)

Three UPVC double glazed windows, two central heating radiators, coving, gas fire with marble surround, television point and single glazed double doors to dining room.

Dining Room

10'0 x 8'10 (3.05m x 2.69m)

UPVC double glazed window, central heating radiator and coving.

Kitchen

19'4 x 9'8 (5.89m x 2.95m)

UPVC double glazed window, central heating radiator, range of panel wall and base units with granite work surfaces, tiled splashback, stainless steel inset one and a half bowl sink with high spout spring mixer tap, central counter island with breakfast bar and inset stainless steel sink with mixer tap, integrated high rise electric Bosch ovens, four ring induction hob and extractor hood, integrated dishwasher, two fridges, freezer, wine cooler and washing machine, spotlights, coving, under unit lighting, vinyl flooring and UPVC double glazed French doors to conservatory.

Conservatory

9'11 x 7'10 (3.02m x 2.39m)

UPVC double glazed windows, double glazed roof, tiled effect viny flooring and UPVC double glazed French doors to rear.

Bedroom One

17'5 x 10'10 (5.31m x 3.30m)

Central heating radiator, spotlights, fitted wardrobes with access to door to en suite and UPVC double glazed sliding door to rear.

En Suite

10'10 x 5'11 (3.30m x 1.80m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with traditional taps, direct feed rainfall steam shower enclosed with rinse head, tiled elevations, extractor fan, spotlights and tiled effect vinyl flooring.

First Floor

Landing

14'1 x 8'11 (4.29m x 2.72m)

Central heating radiator, smoke detector, feature wall light, oak doors to three bedrooms and family bathroom.

Bedroom Two

16'6 x 16'5 (5.03m x 5.00m)

UPVC double glazed window, central heating radiator, spotlights and fitted wardrobe.

Bedroom Three

16'5 x 10'10 (5.00m x 3.30m)

UPVC double glazed window, central heating radiator, spotlights and fitted wardrobe.

Bedroom Four

15'4 x 14'11 (4.67m x 4.55m)

UPVC double glazed window, central heating radiator, spotlights, fitted wardrobe and eave storage.

Bathroom

16'1 x 6'1 (4.90m x 1.85m)

Velux window, central heating radiator, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, Whirlpool bath with mixer tap, direct feed rainfall shower and rinse head, tiled elevations, LED Bluetooth WIFI mirror, spotlights and tiled effect vinyl flooring.

External

Rear

Wraparound garden with decking, paving, bedding areas, timber storage shed and mature shrubbery.

Front

Laid to lawn garden with Indian stone paving, bedding, mature shrubbery, spotlights, off road parking and access to garage.

Garage

19'6 x 9'10 (5.94m x 3.00m)

UPVC double glazed frosted window, power, lighting, wood effect base units with granite effect work surfaces, stainless steel one and a half bowl sink and drainer with mixer tap, Ideal boiler, space for fridge freezer and storage mezzanine.

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