



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

Reedley Drive, Burnley, BB10 2QZ

£440,000

EXQUISITE FOUR BEDROOM SEMI DETACHED FAMILY HOME

Located in the tranquil setting of Reedley Drive, Burnley, this impressive four-bedroom semi-detached house is a true gem for families seeking both space and charm. As you enter, you are greeted by a welcoming atmosphere that showcases the property's original features, including beautiful stained glass windows that add a touch of elegance.

The ground floor boasts two reception rooms, providing ample space for relaxation and entertainment. The stunning country-style kitchen diner is a highlight, perfect for family gatherings and culinary adventures. Additionally, a convenient downstairs WC and a utility room enhance the practicality of this delightful home.

The spacious conservatory is a bright and airy space that offers picturesque views of the exquisite garden, which is generously laid to lawn, making it an ideal area for children to play or for hosting summer barbecues. The property also features a double garage and a driveway that accommodates multiple vehicles, all set back in a peaceful cul-de-sac.

On the first floor, you will find all double bedrooms, ensuring comfort for the entire family. The master bedroom includes an en-suite shower room, while a separate WC and a family bathroom serve the other bedrooms. For those seeking even more space, the third floor attic area presents two additional rooms that could serve as extra bedrooms, a games room, or a snug retreat.

This remarkable family home is not only defined by its spacious interiors but also by the stunning garden that truly sets it apart. It is a perfect blend of comfort, style, and functionality, making it an exceptional choice for anyone looking to settle in Burnley.

Reedley Drive, Burnley, BB10 2QZ
£440,000



- Tenure Leasehold
 - Ample Off Road Parking
 - Picturesque Views
 - Easy Access To Major Commuter Routes
- Council Tax Band E
 - Ideal Family Home
 - Ample Indoor And Outdoor Space
- EPC Rating TBC
 - Viewing Essential
 - Close Proximity To Local Amenities

Ground Floor

Entrance

Composite frosted door to vestibule.

Vestibule

6'9 x 6'8 (2.06m x 2.03m)

UPVC leaded window, electric radiator, coving, picture rail, hardwood single glazed door with frosted window to hall.

Hall

16'10 x 6'2 (5.13m x 1.88m)

Hardwood single glazed window, central heating radiator, stairs to first floor, doors to two reception rooms, kitchen/dining area, under stairs storasge, coving, picture rail and smoke alarm.

Reception Room One

14' x 13' (4.27m x 3.96m)

UPVC leaded stained glass bay window, central heating radiator, living flame gas fire with marble surround, coving and picture rail.

Reception Room Two

14'11 x 13'11 (4.55m x 4.24m)

UPVC double glazed bi fold doors to garden room, living flame gas fire with tiled surround, coving and ceiling rose.

Kitchen/Dining Area

12'9 x 10'9 (3.89m x 3.28m)

UPVC leaded window, UPVC leaded box window, UPVC double glazed door to garden room, hardwood single glazed window, central heating radiator, coving, range of wall and base units, quartz work tops, island, integrated Neff ovens, five ring Neff induction hob, extractor hood, inset one and a half sink with draining ridges and mixer tap, spotlights, tiled floor and doorway to pantry.

Pantry

6'9 x 3'3 (2.06m x 0.99m)

Composite partial frosted door to side elevation, hardwood frosted door to utility/WC, space for fridge freezer and tiled floor.

Utility/WC

6'3 x 6' (1.91m x 1.83m)

Hardwood frosted leaded window, low flush WC, panelled wall and base units, marble effect work top, composite one and a half sink and drainer with mixer tap, plumbed for washing machine, space for dryer, part tiled elevation and tiled floor.

Garden Room

16'8 x 9'4 (5.08m x 2.84m)

UPVC double glazed windows, UPVC frosted doors to rear, central heating radiator, two feature wall lights, plinth lighting, tiled floor and glass roof.

First Floor

Landing

13'3 x 6' (4.04m x 1.83m)

Coving, smoke alarm, central heating radiator, stairs to second floor, doors to four bedrooms, WC and bathroom.

Bedroom One

14'6 x 13'6 (4.42m x 4.11m)

UPVC leaded stained glass window, traditional central heating radiator and en suite.

En Suite

6' x 3'3 (1.83m x 0.99m)

Dual flush WC, pedestal wash basin with mixer tap, enclosed direct feed shower, central heating towel rail, extractor fan, spotlights and wood effect laminate flooring.

Bedroom Two

15'1 x 12'9 (4.60m x 3.89m)

UPVC double glazed window, traditional central heating radiator, coving, ceiling rose, storage, two feature wall lights and fitted vanity unit.

Bedroom Three

13'2 x 9'10 (4.01m x 3.00m)

Two UPVC leaded stained glass windows and traditional radiator.

Bedroom Four

9'8 x 8'3 (2.95m x 2.51m)

UPVC double glazed window, traditional central heating radiator and coving.

WC

4'8 x 3' (1.42m x 0.91m)

UPVC frosted window, coving, low flush WC, tiled elevation and lino flooring.

Bathroom

9'9 x 6'7 (2.97m x 2.01m)

UPVC frosted leaded window, storage, central heating towel rail, walk in direct feed rainfall shower with rinse head, wood panelled bath, tiled elevation, spotlights, ceiling rose and wood effect laminate flooring.

Second Flooring

Loft Room

13'2 x 10'8 (4.01m x 3.25m)

Velux window, central heating radiator, eaves storage and open doorway to snug.

Snug

12'7 x 9'7 (3.84m x 2.92m)

Velux window, gas fire and eave storage.

External

Rear Storage

4'6 x 4'1 (1.37m x 1.24m)

Vaillant boiler.

Rear

Enclosed laid to lawn garden, patio, stone paving, bedding areas, shed and garage.

Garage

19'6 x 16'4 (5.94m x 4.98m)

Four UPVC double glazed windows, power and lighting, UPVC door to side.

