



Plot 10 Spenbrook Road, Burnley, BB12 9JH

£525,000

COMING SOON

Set down roots and embrace the very best in modern country living at Spenbrook Village - a boutique gated development of prestige family homes in a stunning rural setting. Settle down at Spenbrook Village, an individual development of 29 prestigious, characterful 3 and 5 bedroom homes in Pendle. The charming village location is an area of outstanding natural beauty, within touching distance of thriving towns and major travel networks. With access to miles of unspoilt countryside on the doorstep the hamlet is surrounded by beautiful rural walks, country pubs and pendle hill just minutes away. Situated in the ideal location for outstanding schools and thriving neighbouring villages these homes are a thing of real beauty. Built on the site of the Victorian cotton mill at the centre of Spenbrook Hamlet, The collection of individually designed detached and mews homes offer the ideal family lifestyle.

Introducing The Berber - Square Porch

The Berber offers the last word in country living. The five bedroom detached property is designed with modern living in mind, providing all the space active families need to make the most of the stunning setting. The flagship open plan kitchen and living space is the heart of the home, and includes an impressive orangery that opens up into the garden. A dedicated living room and separate snug means plenty of breathing space to spread out. Five double bedrooms include an impressive master bedroom and en-suite, with a luxury modern house bathroom.

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	1	1
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.

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 5  3  2  G

Ground Floor

Kitchen

14'5" x 12'6" (4.39 x 3.81)

Dining / Living

24'10" x 14'1" (7.57 x 4.29)

Lounge

11'2" x 13'0" (3.40 x 3.96)

Office / Snug

9'6" x 10'2" (2.90 x 3.10)

Hall

3'7" x 13'9" (1.09 x 4.19)

Utility

6'10" x 5'3" (2.08 x 1.60)

W/C

3'11" x 5'3" (1.19 x 1.60)

First Floor

Bedroom 1

9'2" x 14'5" (2.79 x 4.39)

Bedroom 2

8'4" x 11'2" (2.54 x 3.40)

Bedroom 3

9'2" x 13'6" (2.79 x 4.11)

En-Suite

4'7" x 6'11" (1.40 x 2.11)

Bedroom 4

10'6" x 10'2" (3.20 x 3.10)

Bathroom

6'8" x 11'2" (2.03 x 3.40)

Store

4'7" x 2'11" (1.40 x 0.89)

Landing

15'4" x 6'3" (4.67 x 1.91)

Second Floor

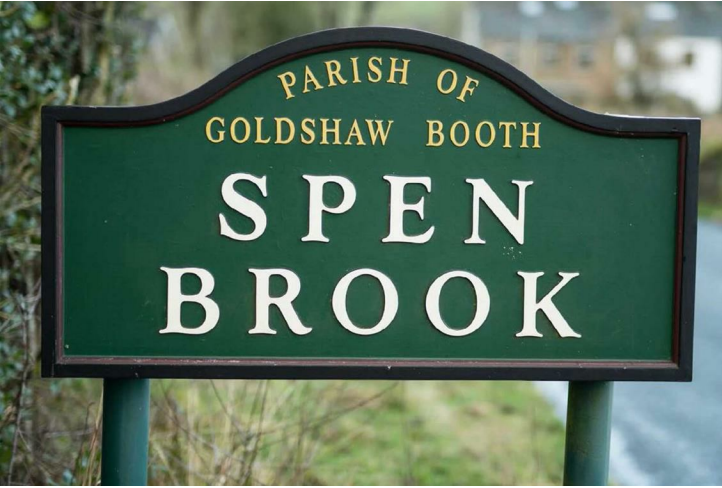
Master Bedroom

24'10" x 19'8" (7.57 x 5.99)

En-Suite

12'3" x 6'11" (3.73 x 2.11)

Rear Garden



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