



Plot 17 Spenbrook Road, Burnley, BB12 9JH

£485,000

****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 Velvet

Shut out the world and embrace countryside living in The Velvet. This generously proportioned five-bedroom family home is the perfect family sanctuary. The front door opens into an impressive entrance hall, branching off into an expansive living kitchen, dedicated office and separate living room. Upstairs, five beautifully appointed double bedrooms including a master en-suite offers plenty of space for family and guests.

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

Plot 17 Spenbrook Road, Burnley, BB12 9JH

£485,000

 **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

11'1" x 13'0" (3.38 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

15'1" x 11'2" (4.60 x 3.40)

Bedroom 2

9'6" x 11'2" (2.90 x 3.40)

Bedroom 3

13'11" x 8'10" (4.24 x 2.69)

En-Suite

7'4" x 4'0" (2.24 x 1.22)

Bedroom 4

10'8" x 10'2" (3.25 x 3.10)

Bathroom

11'7" x 5'6" (3.53 x 1.68)

Landing

10'1" x 6'3" (3.07 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



Tel: 01282469023

www.keenans-estateagents.co.uk