## KEENANS Sales & Lettings









## Plot 15 Spenbrook Road, Burnley, BB12 9JH £465,000

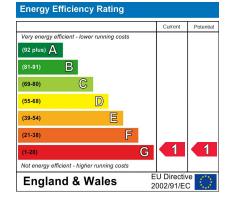
\*\*COMING SOON\*\*

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 Axminster - Square Porch

An expansive, distinctive five bedroom detached property, The Axminster is perfect for

larger families. The distinctive, three storey double-fronted home includes an open plan kitchen diner, with downstairs w/c, a separate living room and an office/snug. Upstairs, four generously proportioned double bedrooms are ideal for growing families, with a dedicated guest suite. The top floor houses an imposing master bedroom, complete with beautifully appointed en-suite bathroom.



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## **Ground Floor**

Kitchen

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)

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

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

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)



**Rear Garden** 











