

## DESCRIPTION

\*\*\*\* 4 BEDROOMS - DETACHED - UPGRADED FEATURES \*\*\*\*

Welcome to your dream home nestled in the heart of Valour Park! This stunning 4-bedroom detached home, built in 2020, offers an unparalleled blend of modern comfort and natural beauty.

As you step through the front door, you'll immediately be struck by the impeccable attention to detail and upgraded fixtures and fittings throughout. The spacious living room boasts a media wall, perfect for cosy movie nights or entertaining guests. The open kitchen and dining area, complete with integrated appliances, provide the ideal setting for culinary adventures and family gatherings.

With four generously sized double bedrooms, including one with an en suite bathroom, a main family bathroom, there's plenty of room for the whole family to spread out and relax.

Outside, the property features a garden overlooking the peaceful woodland, offering a serene retreat from the hustle and bustle of everyday life.

Conveniently located close to local well-regarded schools and the charming George 4th pub, this home truly offers the best of both worlds - a peaceful sanctuary with all the amenities you could ever need just moments away.

Don't miss your chance to make this exquisite property your own!





 **BRITISH  
PROPERTY  
AWARDS**  
2023

**GOLD WINNER**

ESTATE AGENT  
IN BURNLEY

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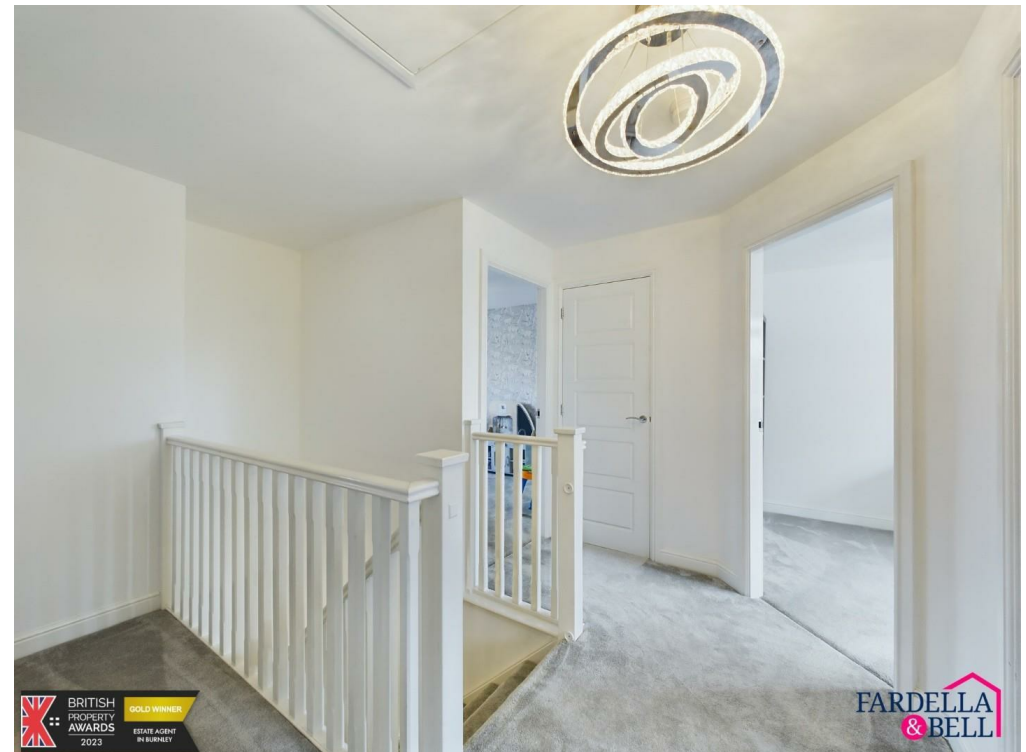
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## **Entrance hallway**

Kardnean flooring, ceiling light point, composite front door, frosted side window, open balustrade staircase, matting to the floor, radiator and smoke alarm.

## **Living room**

Media wall with TV point, shelving and storage cupboards, ceiling light point, uPVC double glazed window, fitted carpet, double doors leading to the kitchen / diner and radiator.

## **Kitchen / dining room**

uPVC double glazed patio doors to the rear aspect, Kardnean flooring, two radiators, ceiling light point, spotlights, Quartz work surfaces, NEFF gas hob and overhead extractor point, a mix of wall and base units, Franke sink and mixer tap, uPVC double glazed window to the rear, electrical sockets for worktop appliances, in built microwave, in built oven, integrated fridge / freezer and integrated dishwasher.

## **Utility room**

Washing machine point, dryer point, Quartz work surfaces, wall and base units, cupboard housing GCH boiler, uPVC double glazed door to the rear.

## **Downstairs WC**

Push button WC, radiator, frosted uPVC double glazed window to the side, sink with chrome mixer tap and ceiling light point.

## **Landing**

Loft access point, fitted carpet, open balustrade staircase and storage cupboard.

## **Master bedroom**

uPVC double glazed window, radiator, fitted carpet, ceiling light point and fitted wardrobe storage.

## **En-suite**

Push button WC, vanity unit with sink and chrome mixer tap, illuminated mirror, shower enclosure with tiled walls and mains fed shower, frosted uPVC double glazed window and spotlights to the ceiling.

## **Bedroom two**

uPVC double glazed window, radiator, fitted carpet, ceiling light point and fitted storage.

## **Bedroom three**

uPVC double glazed window, radiator, ceiling light point, fitted storage and fitted carpet.

## **Bedroom four**

uPVC double glazed window, radiator, ceiling light point and fitted carpet.

## **Bathroom**

Vanity unit with sink and chrome mixer tap, partially tiled walls, vinyl flooring, panelled bath with mains fed shower, frosted uPVC double glazed window, push button WC and smoke alarm.

## **Exterior**

Front-laid to lawn, a large driveway and access to the garage and property.

Rear - Laid to lawn, fenced boundaries, side gate access, patio area and outdoor electrical sockets.

## **Consumer Protection Regs**

To comply with Consumer Protection Regulations we have been advised by our vendors on the following information:

The tenure of this property is 'Freehold' and the Council Tax Band is 'D'

The title register shows the property may contain restrictive covenants. These should be raised and satisfied by your chosen legal representative.

Parking - Driveway

Rights and easements – Unknown by vendor

Restrictions – Unknown by vendor

Building safety – No visible risks

Accessibility/Adaptations – Wheelchair access to ground floor

Utility supply - Mains gas, electric and water.

Coastal erosion risk - None

Planning permission – Unknown

Flood Risk - Low

Coalfield or mining area - Unknown by vendor

## **Disclaimer**

Disclaimer- All descriptions advertised digitally or printed in regards to this property are the opinions of Fardella & Bell Estate Agents. and their employees with any additional information advised by the

seller. Properties must be viewed in order to come to your own conclusions and decisions. Although every effort is made to ensure measurements are correct, please check all dimensions and shapes before making any purchases or decisions reliant upon them. Please note that any services, appliances or heating systems have not been tested by Fardella & Bell Estate Agents and no warranty can be

given or implied as to their working order

## **Publishing**

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## **Viewings on Brochure**

Viewings are strictly by appointment only and can be arranged by calling or emailing Fardella & Bell.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	