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9 Kettledrum Drive, Burnley
£320,000



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Burnley, Burnley

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: B

- Solar Panels
- EV Charger
- Landscaped Garden
- Stunning Interior
- Gas Central Heating + uPVC Double Glazing
- Cliviger Location
- EPC Rated 'A'
- Modern kitchen with integrated appliances
- Open plan living and dining areas
- Bi-fold and French doors to private garden
- Landscaped low maintenance garden with spacious patio
- Energy-efficient solar panels
- Off-road parking and private driveway
- Elegant bathrooms with walk-in shower and bath
- Contemporary decor and neutral palette
- Abundant natural light and scenic views
- Generous built-in storage and walk-in wardrobes



Lounge

This generously proportioned living room boasts high ceilings, abundant natural light through dual aspect uPVC double glazed windows, ceiling spotlights, fitted carpets, panelling, and a feature an electric log burner and feature fireplace, offering a bright and welcoming space ideal for everyday living and entertaining.

WC

This neatly designed WC combines efficient use of space with stylish finishes, a push button toilet, a vanity sink, a fitted radiator and a ceiling light point, offering a bright and functional convenience area.

Utility Room

This well-appointed utility room provides practical functionality with generous storage, a washing machine point and direct access to the outdoors, making household tasks both efficient and convenient.

Kitchen

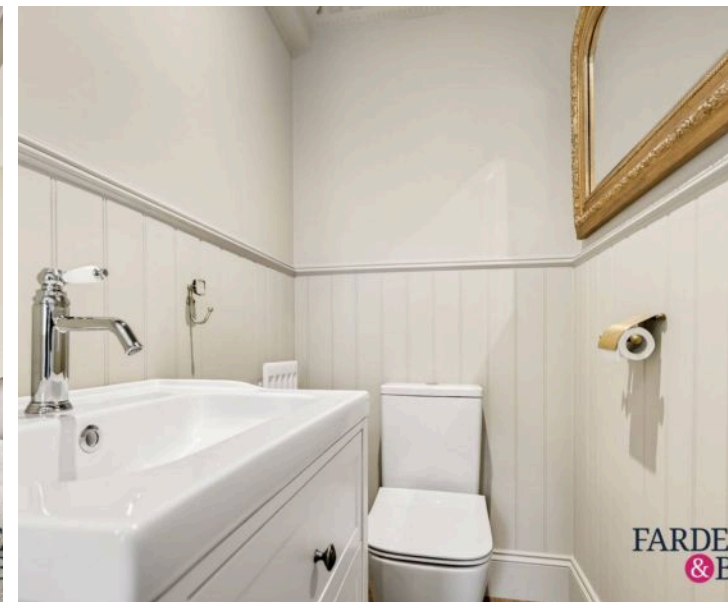
This contemporary kitchen offers a spacious open-plan layout with abundant natural light through uPVC double glazed windows, beige cabinetry with ample worksurface and central island, an integrated gas oven, hob and overhead extractor fan, an integrated fridge freezer, laminate flooring, ceiling spotlights and seamless access to the outdoor patio, creating an ideal setting for both everyday living and entertaining.

Bathroom

This stylish bathroom features a clean, contemporary layout with tiled walls, panelled bath and overhead mains shower, a push button toilet, a vanity sink, ample natural light, and practical storage solutions for everyday comfort.

Bedroom 1

This spacious master bedroom offers a serene retreat with elegant finishes, generous double proportions, fitted carpet, a ceiling light point and soft natural light, creating a calm and restful atmosphere.



En-suite

This en suite bathroom combines elegant design with practical layout, offering a bright and private space complete with a tiled shower unit with a glass sliding door and mains overhead shower, vanity sink, push button toilet, uPVC double glazed window and refined finishes.

Bedroom 2

This bright and spacious second bedroom features elegant details, generous natural light through a uPVC double glazed window, fitted carpet, radiator, ceiling light point and in built storage suited to a variety of uses.

Bedroom 3

This versatile third bedroom is a room of double proportions offering ample space and natural light, making it ideal for use as a dressing room, home office, or guest accommodation.

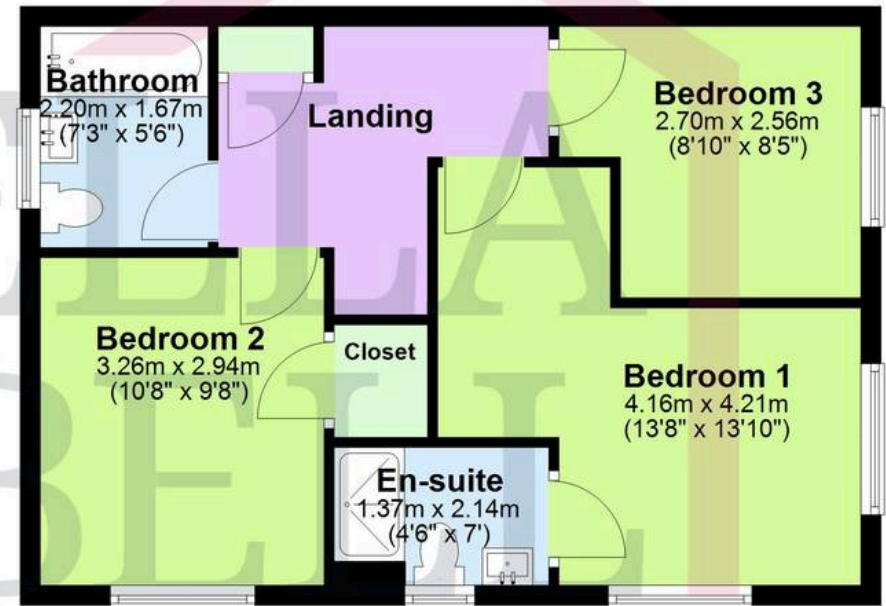




Ground Floor



First Floor



Total area: approx. 92.8 sq. metres (998.4 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s)

Plan produced using PlanUp.

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GARDEN

This low-maintenance landscaped rear garden offers a private outdoor space with a mixture of paving, artificial lawn, gravel pathways making it ideal for relaxing or entertaining in all seasons.

DRIVEWAY

2 Parking Spaces

Located to the side of the property





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