



**E&M**  
PROPERTY SOLUTIONS

7 Southern Court, Burnley, BB12 8BF  
Offers in excess of £375,000

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**Offers in excess of £375,000**

Brand New 4-Bed Detached Home – Private Plot off Ightenhill Park Lane

Discover modern living at its finest with this stunning newly built 4 bedroom detached property, perfectly positioned on a private plot just off the highly sought-after Ightenhill Park Lane. Built to an exceptional standard throughout, this home offers contemporary style, quality finishes, and thoughtful design, ideal for families, professionals, or anyone seeking a peaceful home close to Burnley's best amenities.

### Property Highlights

Fully modernised with high-spec fixtures and finishes

Four Spacious Bedrooms – Ideal for family living

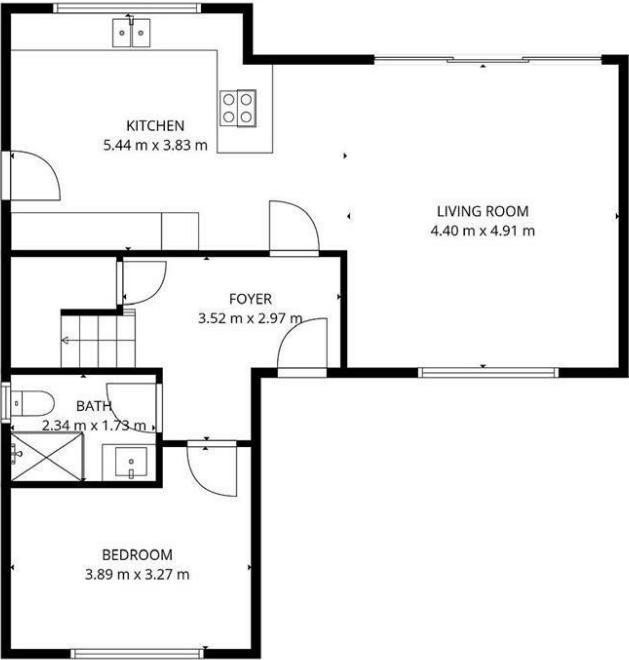
Description

Situation

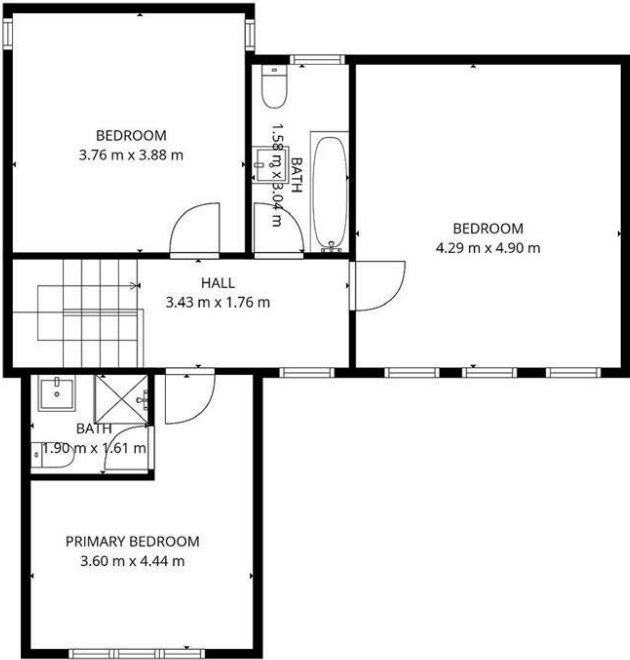
null  
Council Tax Band:  
Available:



Floor Plans



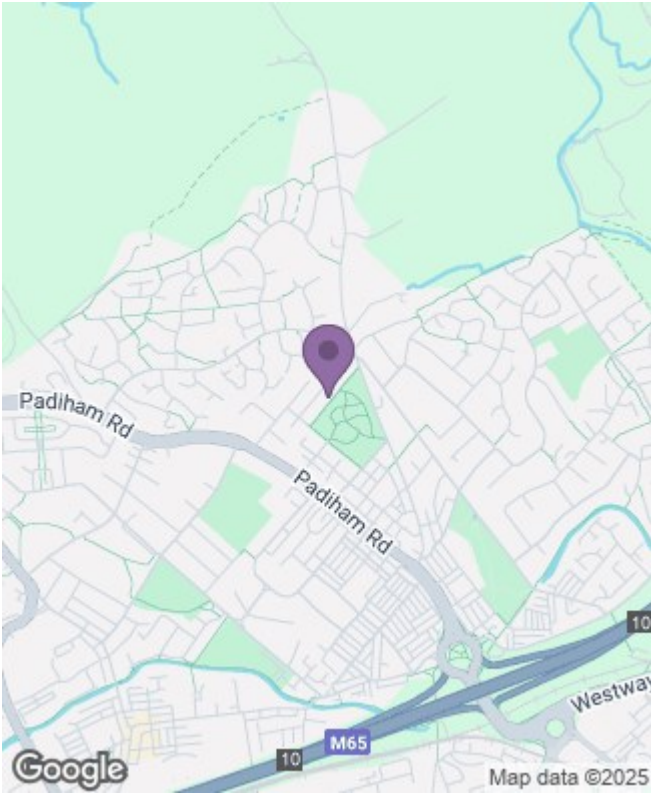
1st Floor



1st floor

**TOTAL: 121 m2**  
1st Floor: 69 m2, 1st floor: 52 m2  
EXCLUDED AREAS: LOW CEILING: 15 m2, WALLS: 13 m2  
MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Area Map



Energy Performance Graph

