



THE KILNS, BURNLEY, BB11 2RW

[NO CHAIN]



IMPRESSIVE MODERN DEVELOPMENT / ENVELOPED WITHIN WOODLAND / POPULAR TOWNELEYSIDE AREA / LARGE, EXECUTIVE-STYLE FAMILY RESIDENCE / Occupying a larger than average plot well-within this impressive development, spaciousness prevails throughout generous reception spaces and four nicely proportioned bedrooms with excellent potential to create a distinctive family residence.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



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Occupying a larger than average plot well within this impressive development of detached properties locally known as 'The Kilns'. Enveloped within dense woodland, located towards the outskirts of town in the Townleyeside area. Well placed within a short distance of the glorious Cliviger valley and Towneley Parkland, with a choice of schools nearby. Only a few minutes drive from all the amenities of Burnley town centre with both the A56 and M65 motorway within easy reach.

A large executive style detached home affording accommodation which will appeal to the growing family. Spaciousness prevails throughout generous reception spaces, including a vast conservatory overlooking the rear garden. There are four bedrooms to the first floor, with an ensuite and dressing area to the master, whilst externally a good-sized driveway provides off-road parking to an attached double-sized garage. A mature rear garden, laid mainly to lawn and enclosed with mature trees and bushes is a further feature. Some further refurbishment will most likely be considered appropriate with excellent potential to create a distinctive family residence.

BRIEFLY COMPRISING:- OPEN PORCH, RECEPTION HALLWAY, TWO PIECE CLOAKROOM, IMPRESSIVE LOUNGE AND TWO FURTHER RECEPTION ROOMS, KITCHEN WITH SEPARATE UTILITY, VAST CONSERVATORY TO THE REAR, FOUR NICELY PROPORTIONED BEDROOMS, ENSUITE TO MASTER AND HOUSE BATHROOM, EXTENSIVE BLOCK PAVED DRIVEWAY ENVELOPS THE PROPERTY TO THE FRONT AND SIDE, DOUBLE SIZED GARAGE ATTACHED, PRIVATE ENCLOSED GARDEN TO THE REAR.

The Accommodation Afforded is as follows:-

Open Porch

6'05" x 9'04" Wall light point. UPVC entrance door having leaded frosted double glazed centre panel and opening into:-



Reception Hallway

8'0" x 15'04" Stairs with spindle balustrade and polished wood handrail ascending to the first floor level, inset spot lighting to coved ceiling, radiator. Gloss-panelled doors leading from hallway and opening into:-

Two Piece Cloakroom

2'10" x 6'07" Two piece suite incorporating low-level WC and corner wash basin with tiled splashbacks, extractor.



Reception Room One

19'03" x 15'05" Feature Limestone fireplace with matching inlay / hearth and inset coal-effect living flame gas fire, coved ceiling, two radiators. UPVC framed double glazed window to the front and UPVC framed double glazed window overlooking the rear garden.





Reception Room Two

10'02" x 14'05" Coved ceiling, radiator. UPVC framed double glazed window to the front elevation.



Kitchen

9'11" x 14'06" Inset circular stainless steel sink unit and drainer with cupboards under, matching range of Oak wood fronted wall and base units, co-ordinating worktops and part-tiled walls, space for range-style cooker with stainless steel extractor canopy over, plumbing for dishwasher, space for tall fridge freezer, inset spot lighting to ceiling, radiator. Sealed unit double glazed window to the rear, gloss-panelled door to utility room. Laminate wood floor extending with archway through into:-

Reception Room Three / Dining Area

7'08" x 10'01" Radiator, laminate wood floor. Sliding double glazed patio-style doors opening into:-



Conservatory

15'03" x 25'01" UPVC framed double glazed construction set onto dwarf brick walling, attractive wood floor area. UPVC double glazed French-style doors opening out into the rear garden. Colour leaded glazed panelled door to garage.



Utility Room

5'10" x 9'03" Stainless steel sink unit and drainer with cupboards under, co-ordinating worktop and part-tiled walls, radiator, plumbing for washing machine. UPVC side entrance door with twin double glazed centre panels.





First Floor Landing

16'04" x 12'05" Return spindle balustrade with polished wood handrail, inset spot lighting to coved ceiling, loft access point. UPVC framed double glazed window to the front elevation, radiator, inbuilt storage / airing cupboard. Gloss-panelled doors leading from the landing and opening into:-



Master Bedroom

11'03" x 15'05" Inbuilt wardrobes / cupboards with UPVC framed double glazed window to the side elevation. UPVC framed double glazed window to the front elevation, two radiators, inset spot lighting to coved ceiling. Gloss-panelled door to:-



Ensuite

8'0" x 9'0" Four piece suite incorporating corner panelled spa-bath, pedestal wash basin, low-level WC and step in shower cubicle with chrome mixer rain shower fittings over, half-tiled walls, inset spot lighting to ceiling, extractor, shaver point, radiator. UPVC framed frosted double glazed window.

Bedroom Two

9'09" x 14'05" UPVC framed double glazed window to the front elevation, radiator.



Bedroom Three

9'10" x 14'11" UPVC framed double glazed window to the rear elevation, radiator.



Bedroom Four

7'10" x 10'0" UPVC framed double glazed window to the rear elevation, radiator.





House Bathroom

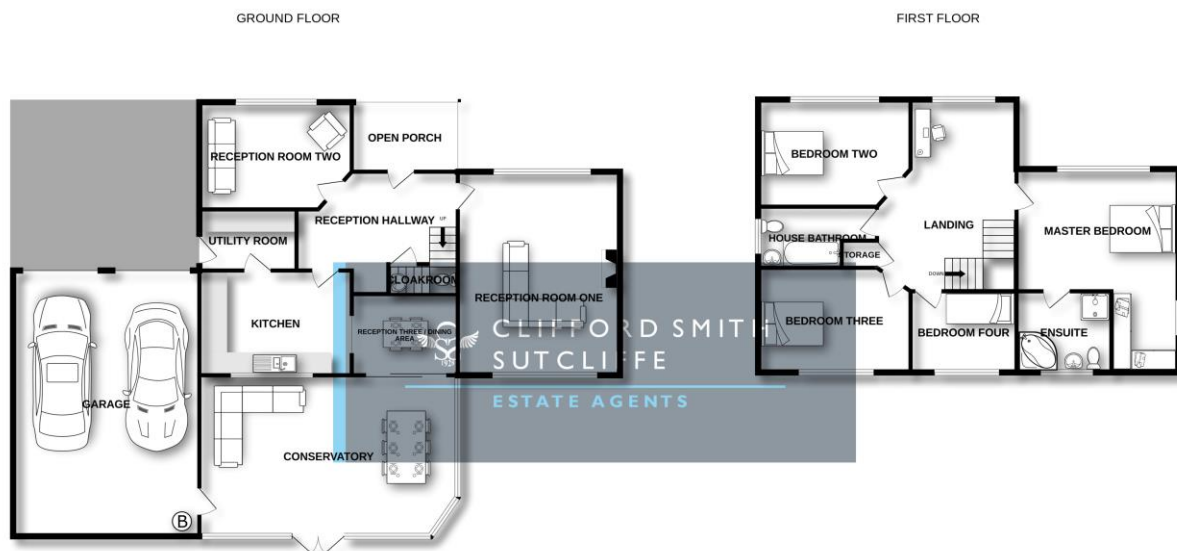
6'06" x 12'03" Three piece white suite incorporating panelled bath, pedestal wash basin and low-level WC, half-tiled walls, radiator, extractor, shaver point. UPVC framed frosted double glazed window.

Outside

Stone walling to the front with timber five-bar gate opening onto an extensive block-paved driveway which envelops the property to the front and side with mature trees, bushes and leading to an attached garage [21'11" x 17'08"] having twin up-and-over doors, power and lighting installed, wall mounted Baxi gas central heating boiler, boarded attic storage area.

Gated access to the side and opening into a generous sized private enclosed garden laid mainly to lawn with paved walkways and patio area, timber decking area and summer house, screened by an abundance of mature trees and bushes with timber fencing to the perimeter.





FOUR BEDROOM DETACHED HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure : Freehold

Energy Performance Certificate Rating : C

Council Tax Band : F

**Approximate Square Footage :
1,786 SqFt [166 SqM]**

Services :
Mains supplies of gas, water and electricity.

Viewing :
By appointment with our Burnley office.

