



## ASPEN DRIVE, BRUNSHAW PARK, BURNLEY, BB10 3FB

[NO CHAIN]



**GENEROUS SIZED PLOT / POPULAR BRUNSHAW PARK DEVELOPMENT / IMMACULATE FAMILY HOME** / Conveniently placed close to local schools, parkland and Pike Hill shopping amenities, this immaculately maintained detached property affords accommodation to suit the growing family.



CLIFFORD SMITH  
SUTCLIFFE

ALL UNDER ONE ROOF



The Property  
Ombudsman



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Occupying a generous-sized plot set-back with lawned garden and generous driveway to the front, on this imaginative residential development locally known as Brunshaw Park. Conveniently placed a stones throw away of nearby parkland and open countryside, yet within equally easy reach of nearby schools including Blessed Trinity and Pike Hill shopping amenities. Only a few minutes drive from all the amenities of Burnley town centre and access onto the M65 motorway.

An immaculately maintained detached family-home constructed by Barratt Homes and affording well planned accommodation. There is a bright, open feel throughout attractive reception spaces at ground floor level and three bedrooms to the first floor, where a modern ensuite and house bathroom add to the appeal. Externally there is more than ample lawned gardens to the front and a long driveway providing off-road parking to an integral garage. A landscaped garden to the rear with Indian-stone flagged patio area and elevated decking area with glazed balustrade are further features.

**BRIEFLY COMPRISING:- ENTRANCE HALLWAY, TWO RECEPTION ROOMS, KITCHEN, THREE WELL-PROPORTIONED BEDROOMS, ENSUITE TO MASTER AND MODERN HOUSE BATHROOM, LAWNED GARDEN TO THE FRONT AND DRIVEWAY TO INTEGRAL GARAGE, LANDSCAPED PRIVATE REAR GARDEN WITH PAVED PATIO AND COMPOSITE DECKING AREA WITH GLAZED BALUSTRADE. .. VIEWING HIGHLY RECOMMENDED.**

## The Accommodation Afforded is as follows:-

### Modern Composite Entrance Door

Having twin frosted double glazed centre panels and opening into:-

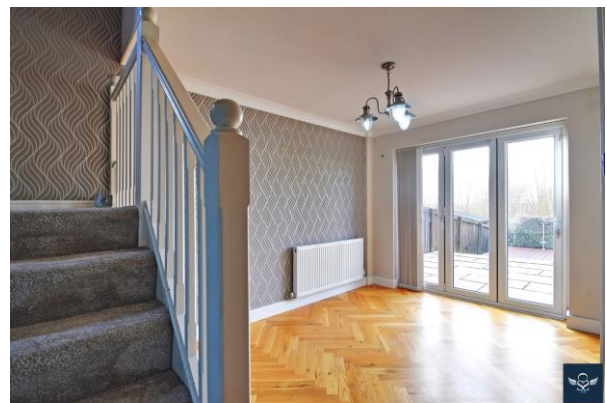
### Entrance Hallway

UPVC framed double glazed window to the side elevation, internal door to garage. Attractive engineered wood floor area extending with gloss-panelled door into:-



### Reception Room One

**14'09" x 10'04"** into chimney breast recess. Feature cast-iron log-effect gas stove set onto stone hearth with tiled inlay and exposed timber lintel over, coved ceiling, radiator. UPVC framed double glazed window affording an open outlook to the front elevation and UPVC framed double glazed window to the side. Attractive engineered wood floor area extending with return stairs ascending to the first floor level and opening through into:-



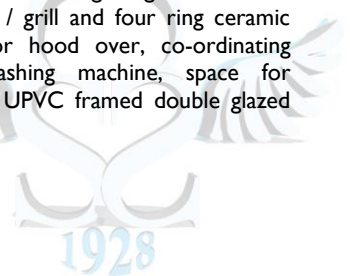
### Reception Room Two

**10'03" x 10'0"** Coved ceiling, radiator. UPVC double glazed bi-folding doors opening into an impressive rear garden, stairs with return spindle balustrade and half landing ascending to the first floor level, understairs storage cupboard. Opening through into:-



### Kitchen

**8'01" x 11'02"** Modern 1 ½ bowl composite sink unit and drainer with cupboards under, matching range of wall and base units incorporating oven / grill and four ring ceramic hob with concealed extractor hood over, co-ordinating worktops, plumbing for washing machine, space for American-style fridge freezer. UPVC framed double glazed window to the rear elevation.







### First Floor Landing

**9'06" x 9'07"** Return spindle balustrade, inbuilt storage cupboard with gloss-panelled door, coved ceiling with loft access point. Gloss-panelled doors leading from landing and opening into:-

### Master Bedroom

**9'09" x 11'10"** Coved ceiling, radiator. Two UPVC framed double glazed windows affording an elevated open outlook to the rear elevation. Gloss-panelled door to:-



### Ensuite Shower Room

**2'11" x 9'02"** Three piece modern white suite incorporating wash basin set into vanity-style unit, low-level WC with concealed cistern tank and step in shower tray with chrome mixer rain shower fittings, tiled area and glazed door over, chrome heated towel rail, inset spot lighting to ceiling with extractor, tiled floor. UPVC framed frosted double glazed window.



### Bedroom Two

**10'01" x 9'02"** UPVC framed double glazed window to the front elevation, coved ceiling, radiator.



### Bedroom Three

**6'11" x 9'07"** Coved ceiling, radiator. UPVC framed double glazed window to the front elevation.





### House Bathroom

**6'03" x 6'10"** Modern three piece white suite incorporating panelled bath with chrome mixer rain shower fittings, tiled area and glazed screen over, wash basin and low-level WC with concealed cistern set into modern vanity-style unit, part-tiled walls, inset spot lighting to ceiling, with extractor, chrome heated towel rail, tiled floor. UPVC framed frosted double glazed window.



### Outside

Extensive lawned garden to the front and long tarmacadam driveway providing off-road parking for several vehicles and leading to an integral garage [14'0" x 7'09"] having up-and-over door, power and lighting installed, wall mounted Baxi gas combination boiler, internal door to entrance hallway.

Gated access to the side with paved walkway and leading into a private landscaped rear garden with extensive Indian-stone paved patio area and modern composite decking area with glazed balustrade, low-maintenance gravelled areas with mature shrubs and bushes, timber fencing to the perimeter.



### Tenure : Freehold

**Energy Performance Certificate Rating : C**

**Council Tax Band : C**

**Approximate Square Footage : 76 SqFt 818 SqM**

**Further information provided by the vendor:-**

**The property is on a water meter.**

### Services :

Mains supplies of gas, water and electricity.

### Viewing :

By appointment with our Burnley office.



GROUND FLOOR

FIRST FLOOR



THREE BEDROOM DETACHED HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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