



BRANTFELL DRIVE, IGHTEHILL, BB12 8AW

[NO CHAIN]



HIGHLY DESIRABLE CUL-DE-SAC / SOUGHT AFTER IGHTEHILL / EXTENDED FAMILY SIZED HOME / PRIVATE GARDEN TO REAR / Occupying a good-sized square-plot close to Ightenhill schools, shops and parkland, this extended four-bedroom detached home affording immaculately presented accommodation with integral garage and private rear garden.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



The Property
Ombudsman



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Occupying a good-sized square plot with private garden to the rear, well within this highly desirable cul-de-sac in the popular Ighthenhill area of town. Well placed within a short distance of Padiham Road shopping parade, including the Spar shop, with regular bus routes throughout the surrounding area including Burnley, Padiham and Clitheroe, almost immediately on the doorstep. Only a short distance on foot from Ighthenhill parkland and the the Gawthorpe Estate, whilst only a few minutes' drive from access onto the M65 motorway, promoting complete freedom throughout the Northwest region.

An opportunity to acquire this extended four-bedroom detached family home affording immaculately presented accommodation throughout. There is more than ample reception space at ground floor level, with an extended newly installed breakfast kitchen which opens into the private garden at the rear. There are four bedrooms to the first floor, with a modern ensuite to the master and a further house bathroom. An integral garage could provide further potential, whilst a neat lawned garden and block paved driveway add kerb appeal, and a private enclosed rear garden is a further feature.

BRIEFLY COMPRISING:- RECEPTION HALLWAY, TWO-PIECE CLOAKROOM, TWO RECEPTION ROOMS, CONSERVATORY, EXTENDED BREAKFAST KITCHEN, FOUR BEDROOMS, ENSUITE SHOWER ROOM TO MASTER, HOUSE BATHROOM, LAWNED GARDEN TO FRONT AND ATTRACTIVE BLOCK-PAVED DRIVEWAY TO INTEGRAL GARAGE, PRIVATE ENCLOSED GARDEN TO THE REAR WITH PAVED PATIO, LAWNED GARDEN AND DECKING AREA. VIEWING RECOMMENDED.

The Accommodation Afforded is as follows:-

UPVC Entrance Door

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



Reception Hallway

16'06" x 6'04" Polished wood spindle balustrade ascending to the first floor level, understairs storage cupboard, dado rail, radiator, laminate wood floor. Doors leading from hallway and access to:-

Two Piece Cloakroom

5'06" x 3'03" Two piece white suite incorporating low-level WC and wash basin set into vanity-style unit. Tiled walls, inset spot lighting, radiator. UPVC framed frosted double glazed window.



Reception Room One

13'06" x 10'11" Feature Portuguese Limestone fireplace with matching inlay / hearth and inset electric fire, coved ceiling, radiator, UPVC framed double glazed windows to the front elevation, glazed panelled door returning to hallway. Opening into:-



Reception Room Two

10'05" x 8'05" Coved ceiling, radiator. UPVC framed double glazed French-style doors opening into:-





Conservatory

9'05" x 8'04" UPVC framed double glazed construction set onto dwarf walling, laminate wood floor, radiator. UPVC door with fully length double glazed centre panel.



Extended Breakfast Kitchen

9'08" x 18'02" 1 ½ bowl composite sink unit and drainer with cupboards under, comprehensive range of newly installed modern gloss-fronted wall, base and tall units with space for range-style cooker with extractor canopy over, co-ordinating Quartz worktops extending to provide breakfast bar, plumbing for washing machine, integrated combination microwave oven and dishwasher, space for American-style fridge freezer and tumble dryer, concealed gas combination boiler, coved ceiling with inset spot lighting, laminate wood floor. Two UPVC framed double glazed windows and UPVC door with frosted double glazed centre panel opening out into a private rear garden.

First Floor Landing

10'05" x 6'03" Return wood spindle balustrade, inset spot lighting to ceiling, dado rail. Doors leading from landing and opening into:-



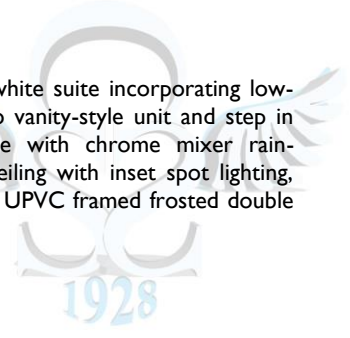
Master Bedroom

13'10" x 14'04" Comprehensive range of fitted wardrobes and cupboards with matching bedside cabinets and dressing table, coved ceiling with inset spot lighting and loft access point, radiator. Two UPVC framed double glazed windows to the front elevation. Access to:-



Ensuite Shower Room

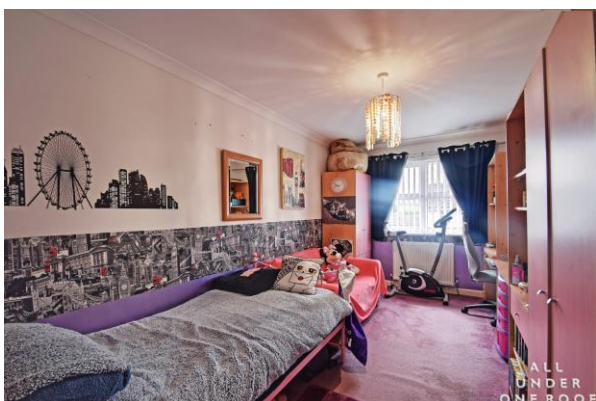
7'01" x 5'05" Three piece white suite incorporating low-level WC, wash basin set into vanity-style unit and step in corner glazed shower cubicle with chrome mixer rain-shower fittings over, coved ceiling with inset spot lighting, laminate wood floor, radiator. UPVC framed frosted double glazed window,





Bedroom Two

9'06" x 11'02" incorporating door recess. UPVC framed double glazed window to the rear elevation, radiator.



Bedroom Three

14'05" x 8'03" UPVC framed double glazed window to the front elevation, coved ceiling, radiator.

Bedroom Four

8'09" x 8'02" maximum. UPVC framed double glazed window to the rear elevation, coved ceiling, loft access point, radiator.



House Bathroom

5'08" x 7'03" Three piece modern white suite incorporating panelled bath with chrome mixer shower fittings, tiled area and glazed screen over, wash basin and low-level W/C with concealed cistern set into vanity-style unit, anthracite vertical radiator. UPVC framed frosted double glazed window.

Outside

Neat lawned garden screened by conifer hedge, attractive block-paved driveway providing off-road parking to an integral garage having up-and-over door, power and lighting installed. Gated side access leading to a private enclosed rear garden with paved patio, level lawn and raised decking area, screened for privacy by mature trees, shrubs and perimeter fencing.



Tenure : Freehold

Energy Performance Certificate Rating : D

Council Tax Band : C [Circa. £2,084 per annum]

Approximate Square Footage : 1,151 SqFt 107 SqM

Services :

Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.



GROUND FLOOR

FIRST FLOOR



FOUR BEDROOM EXTENDED 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 misstatement. 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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