



MANOR ROAD, IGTENHILL, BURNLEY, BB12 8AN [NO CHAIN]



A secluded architect-designed bungalow set within mature landscaped gardens, discreetly positioned just off the prestigious, tree-lined Stephenson Drive. Offering generous four-bedroom accommodation, light-filled reception spaces, modern kitchen and bathrooms, ample off-road parking and a substantial garage, all within the highly sought-after Ightenhill area. Excellent access to parkland, local amenities and the M65 motorway completes this exceptional private sanctuary.



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Tucked just off the fashionable, tree-lined Stephenson Drive and set within a large, secluded plot at the end of a private gravelled lane, this individual architect-designed detached bungalow enjoys an enviable position in the highly sought-after Ighitehill area. The property is ideally located close to nearby parkland and the Padiham Road shopping parade, with regular mainline bus routes to surrounding towns, while swift access to the M65 motorway offers excellent connectivity across the North West.

Deceptively understated from the front, the bungalow opens to reveal generous and light-filled accommodation extending to four well-proportioned bedrooms, two of which are conveniently located at ground-floor level. Spacious reception rooms are flooded with natural light, while the modern kitchen and contemporary bathroom facilities provide all the expected comforts of modern living.

A wide block-paved driveway offers ample off-road parking and leads to a substantial garage, which has been thoughtfully connected to the main residence via a UPVC double-glazed addition. This practical link also provides access to a separate utility room, enhancing the home's everyday functionality.

Surrounded by beautifully maintained, mature gardens, the property enjoys manicured lawns, well-stocked borders, and tall perimeter hedging, creating an exceptional sense of privacy and tranquillity. This is a rare opportunity to acquire a private garden sanctuary in one of the area's most desirable residential locations, and early viewing is strongly recommended.

Briefly Comprising:- Attractive Open Veranda, Entrance Vestibule, Reception Hallway, TWO THROUGH RECEPTION ROOMS, Modern Breakfast Kitchen, Two Double-Sized Bedrooms to Ground Floor Level, One With Ensuite Shower Room; Modern Four-Piece House Bathroom, Rear Porch; Two Further Bedrooms to the First Floor Level with 'Jack and Jill' Shower Room, Side Porch, Good-Sized Utility Room, Store, Attached Garage, Mature Lawned Garden to the Front and Fabulous Lawned Gardens to the rear with paved patio area Screened for privacy by mature perimeter Hedging. VIEWING ESSENTIAL TO APPRECIATE.

The Accommodation Afforded is as follows:-

Open Veranda

UPVC entrance door with colour leaded double glazed centre panel opening into:-

Entrance Vestibule

2'09" x 6'01" Coved ceiling. Square-pane glazed panelled door opening into:-



Reception Hallway

35'05" x 8'04" narrowing to 3'04" Stairs with spindle balustrade ascending to the first floor level, understairs storage cupboard, coved ceiling, radiator. UPVC framed double glazed window to the side elevation and UPVC door with glazed centre panel opening into a side porch [3'05" x 3'0"] . Square-pane glazed panelled door opening into:-



Reception Room One

14'0" x 11'03" Coved ceiling, radiator. UPVC framed double glazed picture-window overlooking the private rear garden and UPVC framed double glazed window to the side elevation. Arched opening through to:-



Reception Room Two

14'02" x 10'10" into chimney breast recess. Feature fireplace with marble inlay / hearth and inset coal-effect living flame gas fire, coved ceiling, radiator. UPVC framed double glazed picture-window to the front elevation and UPVC framed double glazed window to the side.



Breakfast Kitchen

13'04" x 11'08" 1 1/2 bowl stainless steel sink unit and drainer with cupboards under, comprehensive range of modern wall, base and tall units incorporating stainless steel oven / grill, microwave and four ring ceramic hob with stainless steel chimney style extractor canopy over, co-ordinating worktops with concealed spot lighting and part tiled walls, integrated dishwasher, Karndean-style floor, coved ceiling with inset spot lighting, radiator. UPVC framed double glazed window to the front elevation, door returning to reception hallway and UPVC door with frosted glazed centre panel opening out to:-



Side Porch Area

6'10" x 3'10" UPVC double glazed roof and UPVC doors to both the front and rear with frosted double glazed centre panels, radiator, inbuilt storage cupboard [4'02" x 7'03"], glazed window to garage with UPVC door with frosted glazed centre panel. Access to:-

Good-Sized Utility Room

11'06" x 8'0" Stainless steel sink unit and drainer, fitted worktop, plumbing for automatic washing machine, space for dryer and freezer, radiator, boarded walls, radiator, extractor. UPVC framed double glazed window to side elevation.



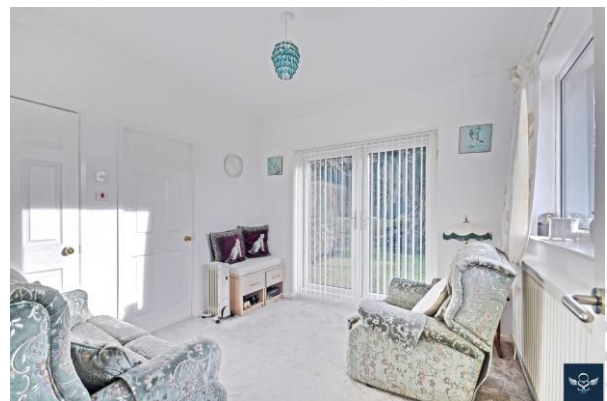
Bedroom One

12'06" x 10'11" Range of fitted wardrobes and cupboards with matching bedside cabinets and dressing table, coved ceiling with inset spot lighting, radiator. UPVC framed double glazed picture-window to the side elevation.



Reception Room Two / Bedroom Two

10'03" x 10'0" Coved ceiling, inbuilt storage cupboard, radiator. UPVC framed double glazed window to the side elevation and UPVC framed double glazed French-style doors opening out into the rear garden. Access into:-



Ensuite Shower Room

5'09" x 5'11" Three piece white suite incorporating wash basin set into vanity-style unit, low-level WC and step in glazed shower cubicle with electric shower fittings over, half-tiled walls, inset spot lighting to ceiling, radiator, extractor.



Jack & Jill Style Ensuite Shower Room

Three piece modern white suite incorporating pedestal was basin, low-level WC and step in glazed shower cubicle with chrome mixer shower fittings over, half-tiled walls and tiled floor, chrome heated towel rail, extractor. UPVC framed frosted double glazed window. Gloss-panelled door returning to landing.

House Bathroom

Four piece white suite incorporating panelled bath, pedestal wash basin, low-level WC and step in glazed shower cubicle with chrome mixer rain-shower fittings over, fully tiled walls and floor, chrome heated towel rail, extractor, inbuilt storage cupboard with twin louder doors housing gas combination boiler. UPVC framed frosted double glazed windows to the side elevation.

First Floor Landing

7'02" x 6'01" Inset spot lighting and wall light point. Gloss-panelled doors leading into:-



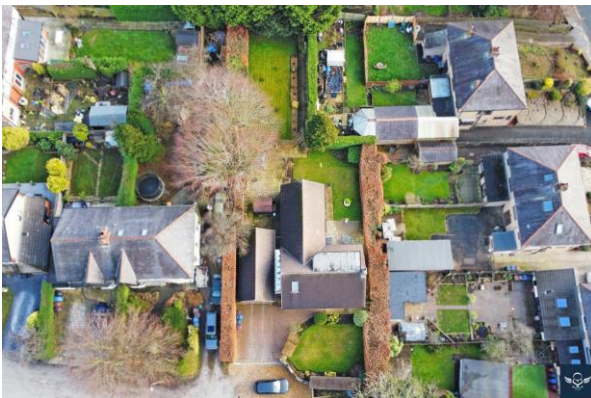
Bedroom Four

11'09" x 10'09" Inset spot lighting to ceiling, radiator, eaves access point. Sealed unit double glazed Velux-style window to the front elevation.

Bedroom Three

13'11" x 12'02" Inset spot lighting to ceiling, access to eaves, radiator. UPVC framed double glazed window affording an elevated private outlook over the rear garden. Gloss-panelled door to:-





Outside

Wide block-paved driveway providing off-road parking for several vehicles and leading to a substantial garage [15'05" x 11'09"] under a pitched roof with power up-and-over door, power and lighting installed, glazed window to the side, UPVC door with frosted double glazed centre panel leading into side porch. Well manicured lawn to the front with mature flower / shrub borders, screened by mature hedge.

Wrought iron gated access to either side of the property opening into a fabulous sized private garden laid to two well-manicured lawns with mature flower / shrub borders, paved patio areas, greenhouse, timber shed, screened for complete privacy by mature perimeter hedges creating the perfect private sanctuary.





For illustration purposes only - not to scale



Tenure : Freehold

Energy Performance Certificate Rating : TBC

Council Tax Band : D

Approximate Square Footage : 1,614 SqFt / 150 SqM

Services :

Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.

