

504 WHEATLEY LANE ROAD
FENCE
BB12 9EA

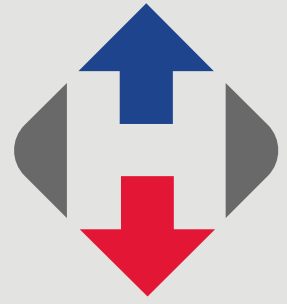
£469,950



- Large detached true bungalow
- 3 bedrooms, all with en-suite
- Open-plan lounge & dining area
- Modern kitchen with island unit
- Electric entrance gates
- Modern finish throughout
- Large drive & garage
- 121 m2 (1,302 sq ft) approx. plus garage

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A spacious detached true bungalow situated on an attractive plot which is private from the road with electric entrance gates leading to a large blocked paved driveway. The house has been fully modernised throughout and offers well-planned accommodation with a large open-plan living space at the front with media wall and feature corner log burning stove. There is a modern pale blue shaker style kitchen with island unit, quartz work surfaces and a range of integrated appliances. There are three double bedrooms, all of which have en-suite bathrooms or shower rooms.



The front driveway offers ample parking and leads to a large garage with electric roller door. The rear of the garage has a utility space and there is a drying room to the side. There are easy maintenance gardens to the front and access paths at either side of the property lead to an enclosed rear garden with patio, lawn and flowerbeds. Viewing is recommended.

LOCATION: Travelling along the A6068 (Padiham Bypass) from Padiham towards Barrowford turn left after the Fence Gate Lodge into St Anne's Way and continue round the right hand bend into Wheatley Lane Road. The bungalow can be found on the left after around 200 yards.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE PORCH: With PVC front door and glazed side panel and glazed door leading to:

HALLWAY:

CLOAKROOM: Modern 2-piece suite comprising low suite w.c. with push button flush, wall-hung marble wash-hand basin on marble stand with chrome mixer tap and splashback, feature LED lighting and extractor fan.

LARGE OPEN-PLAN L-SHAPED LOUNGE AND DINING AREA: With 3 windows with fitted electric blinds.

Lounge Area: 4.5m x 6.1m (14'8" x 20'0"); with coved cornicing, modern media wall with television point and built-in storage and shelving and feature corner log burning stove.

Dining Area: 2.4m x 4.0m (8'0" x 13'2"); with coved cornicing, Karndean flooring, outlooks across the front garden and double doors to:

KITCHEN: 3.3m x 3.7m (10'10" x 12'3"); with a modern range of pale blue shaker style wall and base units with white quartz work surface, one-and-a-half bowl sink unit with black mixer tap and draining board carved into quartz, integrated appliances including microwave, electric fan oven with 5-ring gas hob and extractor over, integrated dishwasher, fridge-freezer, central island unit with breakfast bar and quartz work surface, tall larder style cupboard, display cupboards with feature lighting, Worcester central heating boiler concealed inside wall cupboard, Karndean flooring, underfloor heating and door to side access.

BEDROOM ONE: 3.4m x 3.3m (11'1" x 10'11"); with 2 contemporary radiators, fitted electric blind, outlooks across the rear garden and a fitted range of wall-to-wall wardrobes.

EN-SUITE BATHROOM: Newly installed 4-piece suite comprising low suite w.c. with push button flush, pedestal wash-hand basin with chrome mixer tap, freestanding roll top bath with chrome shower tap fitment, walk-in wet shower area with fixed glass shower screen,





thermostatic shower with fixed showerhead and separate handheld showerhead, tall chrome heated ladder style towel rail, tiled floor with electric underfloor heating, recessed spotlighting and feature LED lighting.

BEDROOM TWO: 4.2m x 3.3m (13'8" x 10'11"); with PVC patio doors with electric blinds opening onto the rear garden, laminate flooring and a wall-to-wall fitted range of wardrobes.

EN-SUITE SHOWER ROOM: 4-piece suite comprising double stone vanity basins set on stone shelf with 2 mixer taps, low suite w.c. with push button flush, walk-in wet shower area with fixed glass panel, thermostatic shower with ceiling-mounted rain showerhead, fully tiled walls, tiled floor with electric underfloor heating, recessed spotlighting and extractor fan.

BEDROOM THREE: 2.8m x 2.6m (9'3" x 8'5"); with wall-to-wall fitted wardrobes with grey shaker style doors, modern anthracite radiator and recessed spotlighting.

EN-SUITE SHOWER ROOM: 3-piece suite comprising vanity wash-hand basin set on marble shelf with chrome mixer tap and back-lit LED vanity mirror over, low suite w.c. with push button flush and walk-in wet shower area with fixed glass panel, fitted thermostatic shower with ceiling-mounted rain showerhead, chrome heated



ladder style towel rail, fully tiled walls, tiled floor, recessed spotlighting and extractor fan.

OUTSIDE: The property has a large blocked paved driveway with remote control electrically operated front gates leading to a block paved parking area for 5-6 cars. There is an ATTACHED GARAGE with electrically operated roller style garage door. To the rear of the garage is a UTILITY AREA with storage cupboards and plumbing for a washing machine and to the side is a DRYING ROOM with central heating radiator. There is a front garden with circular patio area and gravelled borders. Access along either side of the house leads to an attractive enclosed rear garden with Indian stone paved patio, steps up to the lawn with planting borders which are well-stocked with plants and shrubs, mature hedging and boundary fencing. There is a cold water tap.

HEATING: Gas fired hot water central heating system complemented by PVC double glazed windows.

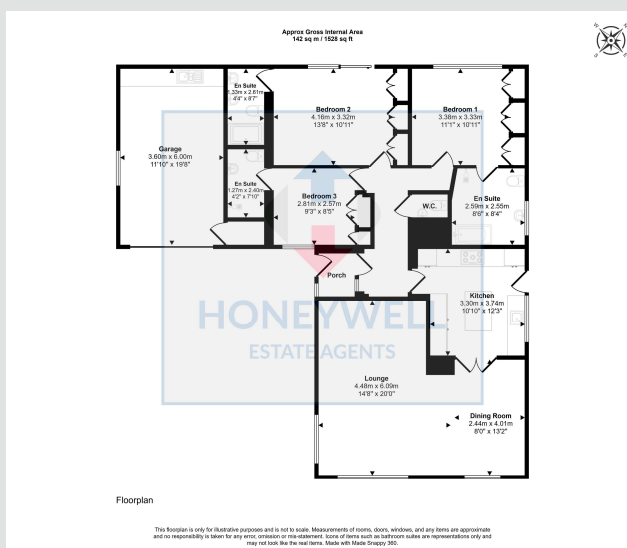
SERVICES: Mains water, electricity, gas and drainage are connected.

TENURE: Freehold

COUNCIL TAX BAND E.

EPC: The energy efficiency rating of the property is C.





504 Wheatley Lane Road, Fence, BB12 9EA
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