



4 Winterley Drive

, Huncoat, BB5 6UE

Asking Price £359,950



Are you looking for a Larger than average Family Home oozing style throughout then this is the one not to be missed!! We are excited to offer this Imposing Modern Five Bedroom Home with attached Garage with an enviable layout both inside and out. The layout comprises: Reception Hallway with staircase to the first floor, Two Piece Cloakroom, Bright Large L Shaped Lounge with Multi fuel Stove and Double doors into the Dining Room with French doors leading out to the rear garden, Open Plan to the Fully Fitted High Gloss Kitchen with Breakfast Bar and Integrated appliances. Utility Room and Sun/2nd Lounge, the ground floor flows and is truly superb for entertaining or family life with the bonus of the Outside Bar for entertaining guests. First Floor, L-Shaped Landing, Five Good Size Bedrooms, the Master Bedroom benefits from an Ensuite Shower Room. Family Four Piece Bathroom suite. Envious Corner plot position with three car driveway, planted borders. Enclosed Fenced Rear Garden with lawn and 40ft Indian stone paved patio, well stocked to include shrubs and borders, a great place to entertain friends or just chill out in the garden bar which has power and light, a hidden treasure waiting to be explored. Ideally located close to Motorway Links and Bus Routes. Viewing is essential.



Reception Hallway 6'7 x 16'9 (2.01m x 5.11m)
UpVC Double glazed window and uPVC Door. Central heating radiator. Amtico flooring. Staircase to the first floor.

Cloakroom 5'7 x 5'6 (1.70m x 1.68m)
uPVC Double glazed window and central heating radiator. Two piece suite comprising of W.C and wash basin with vanity unit.

L Shaped Lounge 14'9 x 21'2 (4.50m x 6.45m)
4 Upvc double glazed windows and 2 central heating radiators. Oak mantle over the Multi fuel eco design stove and a brick hearth. Three wall light fittings.

Dining Room 14'11 x 10'11 max (4.55m x 3.33m max)
uPVC Double glazed French doors leading out to the rear garden. Panelled walls and laminate flooring. Modern vertical radiator. Double doors to the Lounge.

Fitted Kitchen 11'4 x 10'3 (3.45m x 3.12m)
uPVC Double glazed window and central heating radiator. Modern High gloss fully fitted kitchen with complimentary work tops and matching splashbacks, composite sink with drainer, 5 ring gas hob, electric double oven, microwave and extractor fan. Integrated dishwasher and fridge freezer. Breakfast with stools. Laminate floor. Sliding door to the utility room.

Utility Room 11'4 x 5'6 (3.45m x 1.68m)
Wall and base kitchen units with work surfaces, circular sink and plumbing for washing machine. Central heating boiler. Laminate floor. uPVC double glazed door leading to the rear garden.

Snug/2nd Lounge 11'4 x 9 (3.45m x 2.74m)
uPVC Double glazed window and central heating radiator. Laminate flooring.

First floor

L Shaped Landing 11'5 x 14'8 (3.48m x 4.47m)
Spindle balustrade. Upvc double glazed window and central heating radiator. Airing cupboard.

Master Bedroom 11'1 x 15 (3.38m x 4.57m)
uPVC Double glazed window and central heating radiator. Fabulous size bedroom housing a super king size bed and still room for a dressing area.

Ensuite 5'6 x 9'6 (1.68m x 2.90m)
uPVC Double glazed window and Central heating radiator. walk in shower cubicle, wash basin and w.c.

Bedroom Two 11'6 x 11'6 (3.51m x 3.51m)
uPVC Double glazed window and central heating radiator. Fitted wardrobes.

Bedroom Three 11'7 x 10'2 (3.53m x 3.10m)
Two uPVC Double glazed window and central heating radiator. Fitted wardrobe.

Bedroom Four 9'5 x 9'3 (2.87m x 2.82m)
uPVC Double glazed window and central heating radiator.

Bedroom Five 7'8 x 9'4 (2.34m x 2.84m)
uPVC Double glazed window and central heating radiator.

Family Bathroom 11'5 x 6'2 (3.48m x 1.88m)
uPVC Double glazed window and central heating radiator. Four piece White Modern suite comprising of a free standing double ended bath, wash basin, double width walk in shower and w.c.

External

Envious Corner plot position offering Three car driveway with planted borders. Attached Garage with up and over door, power and light, Curtsey door into the garage from the patio area. An enclosed Tropical paradise oozing Bali vibes stocked with mature shrubs and planted borders, Large Indian stone paved patio. Great entertaining space or just for the family to relax and spend quality time.

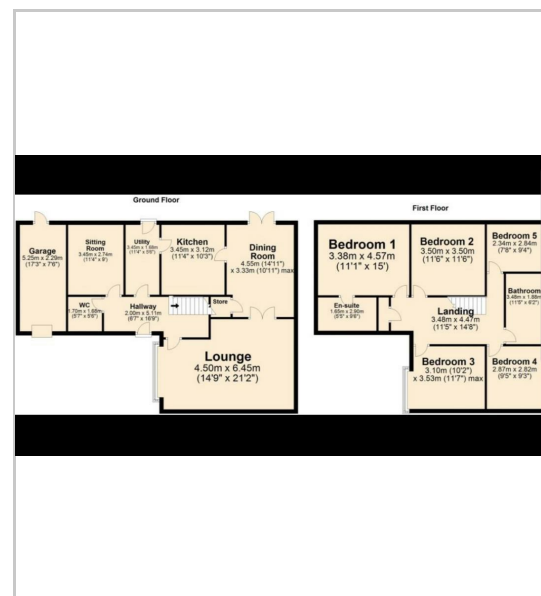
Bar

Purpose built Bar with power and light, great space to be used by all. uPVC Double glazed window and door.

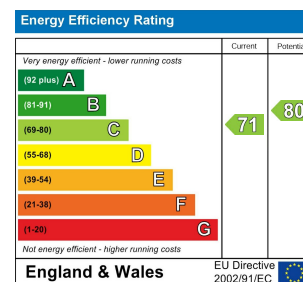
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 Blackburn Road, Accrington, Lancashire, BB5 1HD
Tel: 01254 387001 Email: info@sharpestateagents.com www.sharpestateagents.com