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& Lettings Ltd.**

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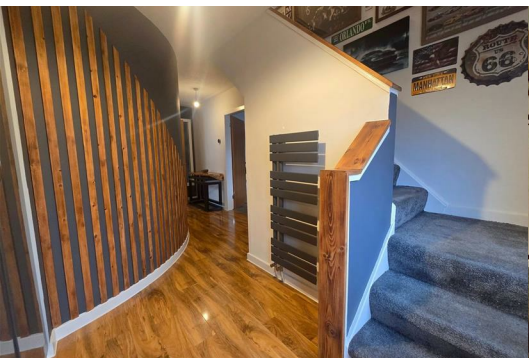
## 11 Laburnum Close , Burnley, BB11 4DJ

### Offers in the region of

**£260,000**

Situated on this sought-after, peaceful cul-de-sac, this deceptively spacious three-bedroom semi-detached home offers fantastic potential for growing families and forever home-seekers.

You first enter into the convenient hallway, with a standout feature curved timber-panelled wall and warm wood-effect flooring setting the tone for the quality finish throughout. The open-plan living, dining and kitchen space delivers the ultimate modern lifestyle, bright, spacious and ideal for entertaining, relaxing or





Floor Plans

family life.

A sleek utility room and a stunning family shower room - with a large rainfall shower - completes the ground floor accomodation.

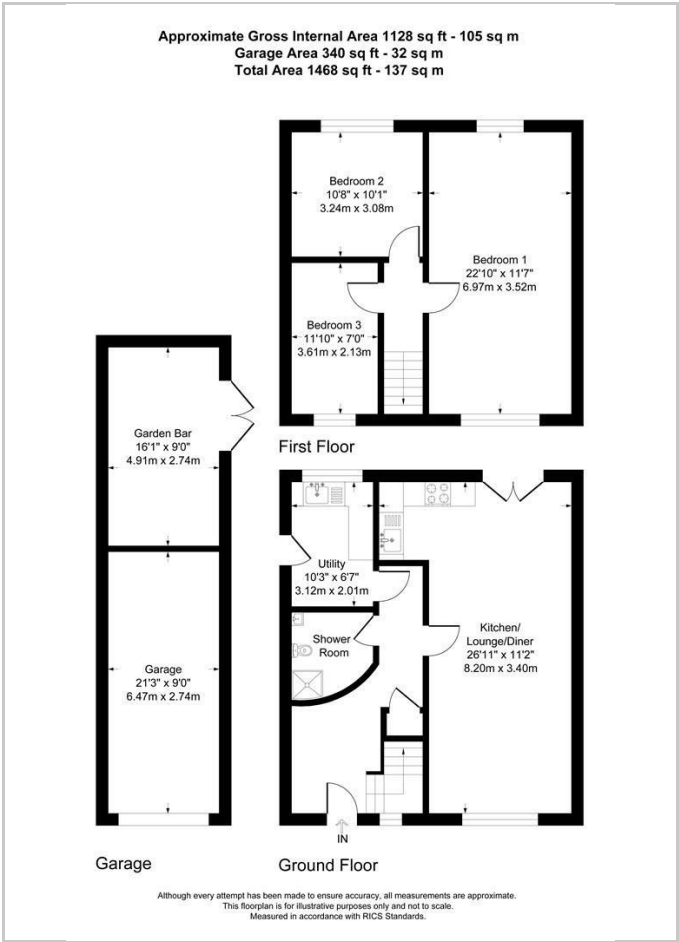
Following the stairs to the first floor, you find three bright bedrooms, including a beautifully modern primary bedroom with handcrafted industrial-style features and integrated office space.

Externally, the recently landscaped & low-maintenance garden is a true showstopper. Beautifully zoned with decking, raised patio area and a stylish garden bar area, perfect for summer gatherings or unwinding in complete privacy. To the front of this home is a private courtyard and wrap-around driveway leading to a secure garage.

This is truly a rare opportunity for this unique, high-spec home that blends style, space and modern living effortlessly.

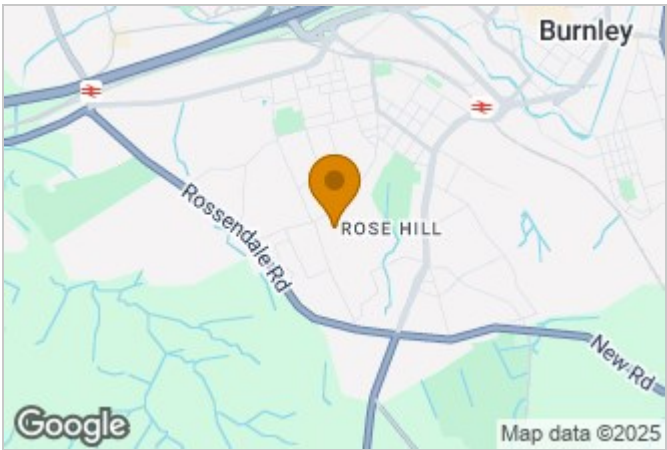
Viewings are highly recommended to appreciate the high quality finish, so call us today on 01282 476732 to arrange a viewing!

Council Tax Band: C  
Tenure: Freehold  
EPC: Current:- C (70), Potential:- B (86)

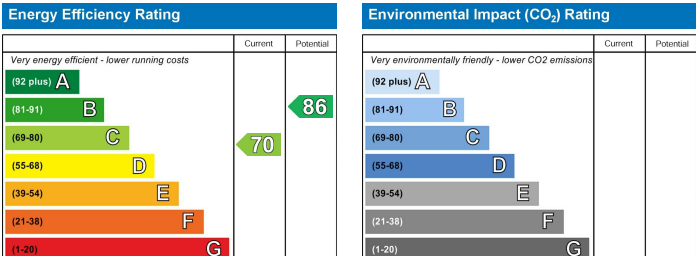


Area Map

Accommodation Details



Energy Efficiency Graph



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