



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanIt.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

## Higher Gate Road, Huncoat, BB5 6LF

### £500,000

AN EXCEPTIONAL DETACHED DORMER BUNGALOW WITH PANORAMIC VIEWS OVER WHINNEY HILL

Offering panoramic countryside views, an abundance of indoor and outdoor space and immaculate presentation, Sunnyside is an enviable four bedroom detached dormer bungalow being proudly welcomed to the market in the sought after location of Huncoat. Located on a private lane with breath-taking views, ample off road parking and neutral decoration, this exceptional property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Burnley and major motorway links to Manchester, Blackburn and Preston. The property has been a credit to the current owners who built the property to create a private and luxurious family home ready to move straight into! With impressive loft space, two bathrooms and beautiful open plan living space, this property is the perfect home with no chain delay!

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms, four generously sized bedrooms, a family bathroom and staircase to the first floor. The main reception room leads openly to a contemporary fitted dining kitchen and through to the second reception room. The kitchen boasts modern units and leads openly to a utility room. The main bedroom benefits from an en suite shower room. The first floor benefits from a fantastic loft room which could be used as a fifth bedroom or third living space and leads to a generously sized loft space which could be converted or used as an impressive storage space. Externally there is ample off road parking, wrap around stone chip and stone paved garden with stunning views all leading from a private lane.

For further information or to arrange a viewing please contact our Hyndburn branch at your earliest convenience.

# Higher Gate Road, Huncoat, BB5 6LF

£500,000



- Exceptional Detached Property
- En Suite To Main Bedroom
- Off Road Parking
- EPC Rating: TBC
- Four Bedrooms
- Extensive Attic Rooms With Juliet Balcony
- Freehold
- Contemporary Open Plan Dining Kitchen
- Wrap Around Gardens With Envious Views
- Council Tax Band F

## Ground Floor

### Entrance Hallway

26'8 x 12'6 (8.13m x 3.81m)

Composite double glazed frosted entrance door, central heating radiator, spotlights, smoke alarm, Karndean flooring, oak doors to WC, two reception rooms, four bedrooms, bathroom and stairs to the first floor.

### Reception Room One

18'9 x 14'11 (5.72m x 4.55m)

UPVC double glazed bay window, central heating radiator, spotlights, television point, understairs storage, Karndean flooring, oak single glazed double doors to reception room two and open to the dining kitchen.

### Dining Kitchen

24'11 x 13'1 (7.59m x 3.99m)

Three UPVC double glazed windows, central heating radiator, range of panelled wall and base units with granite effect surfaces and tiled splashbacks, composite one and a half bowl sink with drainer and high spout mixer tap, Zanussi electric double oven in a high rise unit, four ring induction hob, extractor hood, plumbing for dishwasher and washing machine, spotlights, smoke alarm, Karndean flooring and open to the utility.

### Utility Room

13'1 x 6'10 (3.99m x 2.08m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with granite effect surfaces and tiled splashbacks, composite one and a half bowl sink with drainer and mixer tap, space for fridge freezer, plumbing for washing machine, Worcester boiler, spotlights, Karndean flooring and composite double glazed door to the rear.

### Reception Room Two

23'1 x 17'1 (7.04m x 5.21m)

UPVC double glazed bay window, central heating radiator, spotlights, electric fire with marble hearth and surround, television point and UPVC double glazed French doors to the rear.

### Bedroom One

14'11 x 13' (4.55m x 3.96m)

UPVC double glazed window, central heating radiator, spotlights, television point, fitted wardrobes and oak door to the en suite.

### En Suite

10'6 x 6'3 (3.20m x 1.91m)

UPVC double glazed window, two heated towel rails, dual flush WC, vanity top wash basin, direct feed rainfall shower unit, tiled elevations, spotlights, extractor fan and tile effect lino flooring.

### Bedroom Two

15'8 x 12' (4.78m x 3.66m)

Two UPVC double glazed windows, central heating radiator, spotlights, television point and fitted wardrobes.

### Bedroom Three

13'1 x 10'4 (3.99m x 3.15m)

UPVC double glazed window, central heating radiator, spotlights and fitted wardrobes.

## Bedroom Four

14'11 x 7'11 (4.55m x 2.41m)

UPVC double glazed window, central heating radiator and spotlights.

## Bathroom

9'3 x 8'4 (2.82m x 2.54m)

UPVC double glazed window, central heating radiator, panelled bath with rinse head, dual flush WC, pedestal wash basin, tiled elevations, spotlights, extractor fan and tile effect lino flooring.

## WC

8'11 x 3'11 (2.72m x 1.19m)

UPVC double glazed window, heated towel rail, dual flush WC, pedestal wash basin, tiled elevations, spotlights and Karndean flooring.

## First Floor

### Attic Room

17'3 x 15'8 (5.26m x 4.78m)

Central heating radiator, spotlights, television point, UPVC double glazed French doors to the Juliet balcony and oak door to the attic storage.

### Attic Storage

52'3 x 19'7 (15.93m x 5.97m)

Five Velux windows, central heating radiator, light and power.

### External

Accessed from a private lane leading to a driveway providing off road parking, paved wrap around gardens and enviable open views.



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