



Rowan House

Fence

Offers in the Region of: £475,000



**Pendle Hill
Properties**



Rowan House, Fence
£475,000 Offers in the
Region of

A great opportunity to acquire this large square footage four-bedroom detached home in Fence briefly comprising an open plan kitchen/dining room, lounge, conservatory, utility room, downstairs wc, master bedroom with ensuite, three further bedrooms, family bathroom, rear garden, gated driveway, and a double garage.



LOUNGE

A spacious lounge boasting two double-glazed windows overlooking the front, and rear of the property briefly comprising a central decorative fireplace, carpeted flooring, radiators, and ceiling spotlights.

KITCHEN / DINING ROOM

A fully fitted kitchen with a range of base and wall mounted units with complimentary quartz worktops briefly comprises a four-ring induction hob with overhead extractor, integrated dishwasher, double oven, stainless steel sink with mixer tap, tiled splashback, breakfast bar, laminate flooring, space for a large fridge/freezer, radiator, double-glazed window to the rear, and ceiling spotlights.

CONSERVATORY

Located to the rear of the property boasting surrounding double-glazed windows, upvc patio doors, laminate flooring, and ceiling light point.

UTILITY ROOM

Accessed through the kitchen briefly comprising a range of base units with laminate worktops, integrated washing machine, and dryer, stainless steel sink with mixer tap, tiled splashback, laminate flooring, radiator, ceiling spotlights, double-glazed windows, upvc door to the rear, and providing internal access to the garage.

DOWNSTAIRS WC

Located through the hallway the downstairs wc briefly comprises a floating low-level wc, floating storage basin sink, towel warmer, tiled flooring, tiled walls, and ceiling spotlights.

MASTER BEDROOM WITH ENSUITE

A spacious double bedroom located on the first floor with a large, double-glazed window overlooking the front of the property with landscape views briefly comprises integrated mirror wardrobes, carpeted flooring, radiator, and ceiling spotlights. The ensuite briefly comprises a walk-in shower cubicle, floating low-level wc, storage basin sink, towel warmer, tiled flooring, tiled walls, and a frosted window.

BEDROOM TWO

Another double bedroom located on the first floor with a double-glazed window overlooking the rear briefly comprises integrated mirror wardrobes, carpeted flooring, radiator, and ceiling light point.

BATHROOM

A family bathroom briefly comprising a feature freestanding bath, walk-in shower cubicle with overhead rainfall attachment, floating low-level wc, floating storage basin sink, towel warmer, tiled flooring, tiled walls, ceiling spotlights, and a frosted window.

BEDROOM THREE

The third double bedroom briefly comprises integrated wardrobe space, laminate flooring, radiator, ceiling light point, and a double-glazed window to the rear.

BEDROOM FOUR

The fourth double bedroom briefly comprises carpeted flooring, radiator, ceiling light point, and a double-glazed window to the rear.

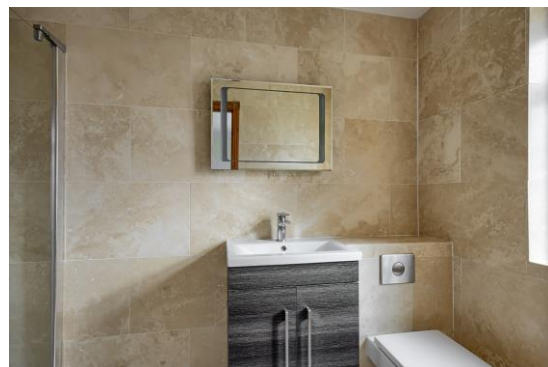
EXTERNAL

The front of the property boasts stunning landscape views, a well-landscaped lawn-filled garden, a multi-vehicle gated driveway, and provides access to the double garage. To the rear is a fenced-in spacious garden boasting two large Indian stone patios, elevated lawn, storage shed, and mature shrub borders.

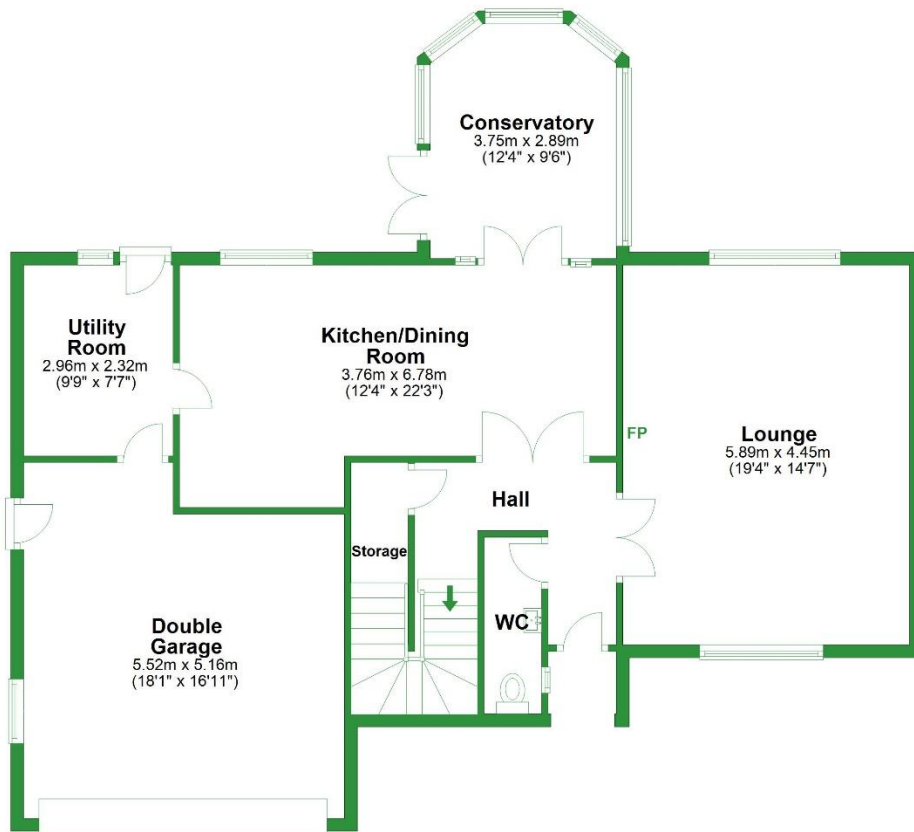
ADDITIONAL INFORMATION

Tenure = Freehold

Council Tax Band = E



Ground Floor
Approx. 110.4 sq. metres (1188.1 sq. feet)

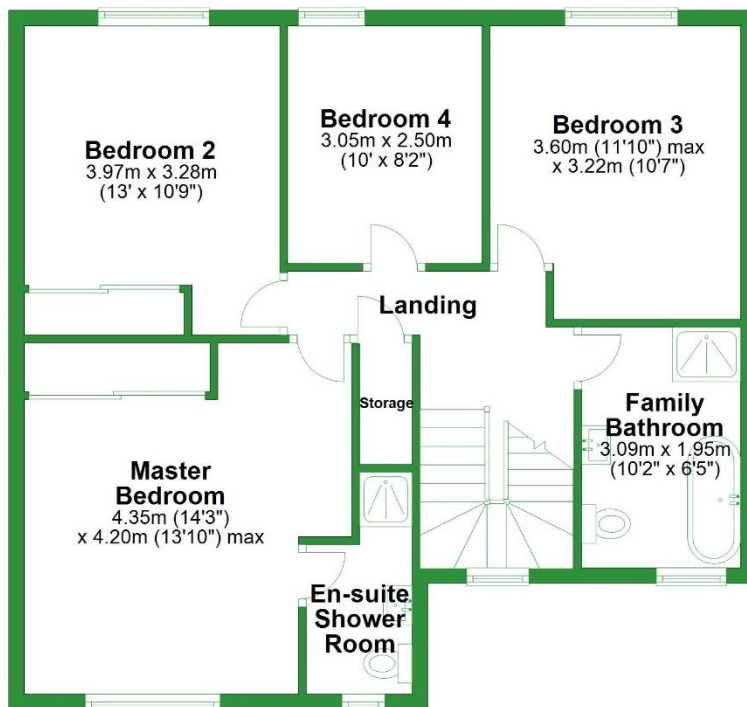


Total area: approx. 182.2 sq. metres (1961.1 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

First Floor

Approx. 71.8 sq. metres (773.0 sq. feet)



Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances, and fittings have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



Pendle Hill Properties

Read: 154 Whalley Road Read BB12 7PN 01282 772048

Longridge: 74 Berry Lane Longridge PR3 3WH 01772 319421

e. info@pendlehillproperties.co.uk

w. www.pendlehillproperties.co.uk