





Hilton &  
Horsfall

BB12 9EQ

## Uplands Drive, Fence

### Offers In Excess Of £495,950

- Detached bungalow
- Four bedrooms
- Stunning four piece bathroom
- Fitted dining kitchen
- Beautiful Garden

A brilliant opportunity to acquire this simply stunning FOUR bedroomed detached bungalow located in a highly sought after area of Fence. Situated conveniently close by to local amenities, good schools and transport links. The M65 motorway and bypass are only a short drive away offering easy access through to neighbouring towns / cities such as: Burnley, Clitheroe & Preston. This property is maintained to a high standard throughout and briefly comprises of: a welcoming entrance hallway, fitted dining kitchen, family sized living room, four well proportioned bedrooms (master bedroom having a three piece en-suite shower room) and a stunning four piece bathroom suite. Externally to the front elevation there is an extensive paved driveway leading up to the integral garage offering ample space for off road parking. You will also find mature trees, shrubs, outside lighting and a porcelain tiled patio. To the side and rear elevation there is a meticulously maintained laid lawn with flowerbeds, artificial lawn, space for garden furniture and searing, outside water tap, integrated bbq area, shed with a bin storage area and outside electrics. Perfect for relaxing during the Spring / Summer months. Early viewing is highly advised to avoid disappointment.

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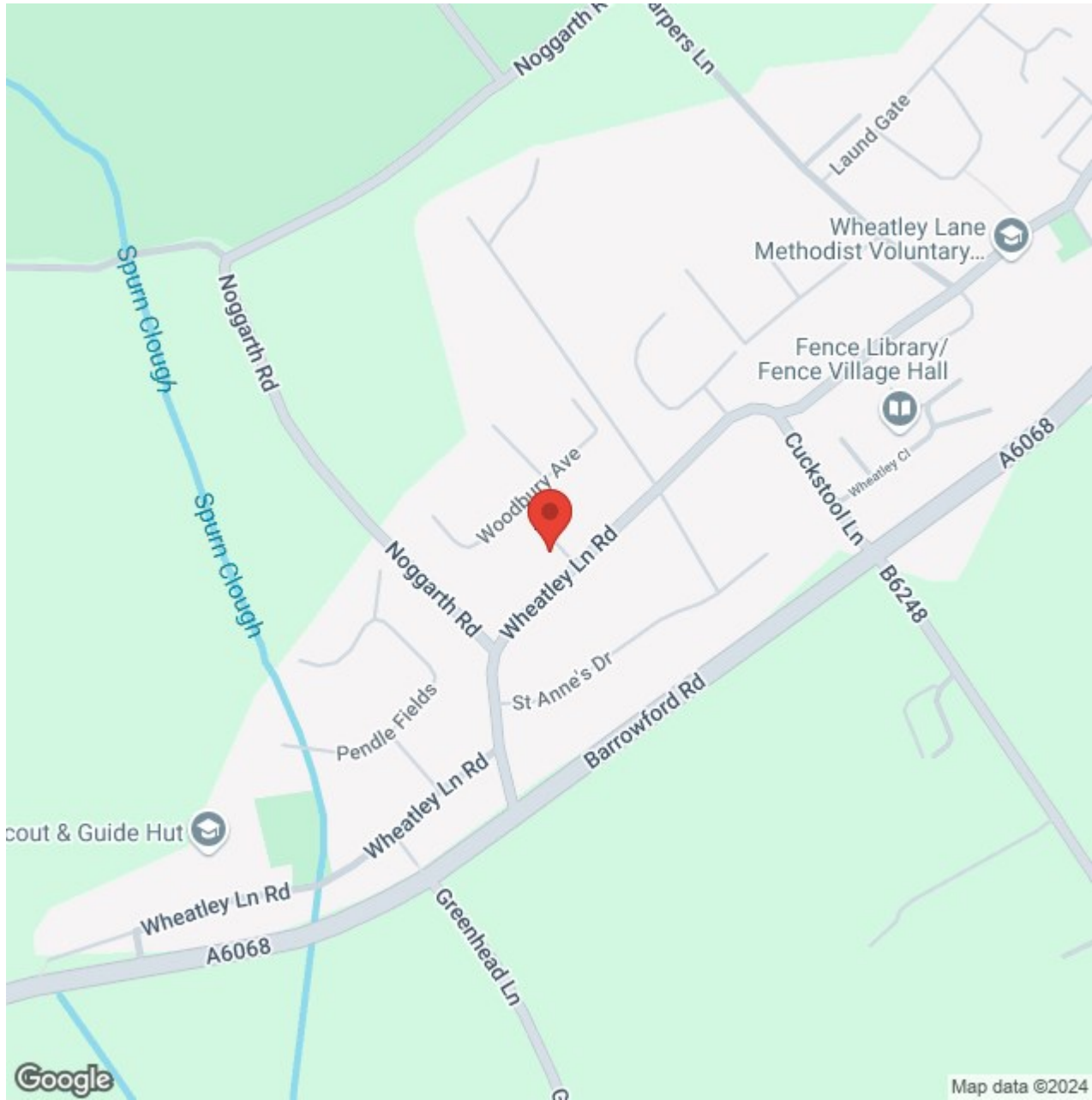
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## Lancashire

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### GROUND FLOOR

On the ground floor you will find:

#### ENTRANCE HALLWAY

A welcoming entrance hallway with ceiling coving, 4x doors to storage cupboards, 1x central heating radiator and a composite door to the front elevation.

#### DINING KITCHEN 11'8" x 27'5" (3.58m x 8.36m )

Offering a range of fitted wall and base units with contrasting work surfaces, centre island, space for seating, oak wood flooring, Zug 4 ring induction hob with chrome extractor hood above, integrated Zug oven / grill, Zug microwave oven and plate warming drawer, Miele dishwasher, inset sink with chrome mixer tap, integrated bin storage, 60 / 40 fridge/freezer, 2x central heating radiators, 2x wall lights, recessed LED spotlights, uPVC double glazed windows to the front elevation and uPVC patio doors to the rear elevation with floor length shutter blinds.

#### LIVING ROOM 16'11" x 10'6" (5.16m x 3.22m )

A family sized living room with space for settees, television point, 2x wall lights, 1x central heating radiator, sliding pocket door and uPVC double glazed window to the rear elevation.

#### BEDROOM ONE 11'9" x 13'4" (3.59m x 4.08m )

A bedroom of double proportions having fitted wardrobes, ceiling coving, 1x central heating radiator, door to en-suite shower room and uPVC double glazed window to the side elevation.

#### EN-SUITE SHOWER ROOM

A brilliantly modern three piece en-suite shower room comprising of: karndean flooring, tiled walls, shower cubicle, low level w.c, his n hers vanity sink with chrome mixer tap, large fitted mirror, heated chrome towel rack, air extraction fan and recessed LED spotlights.

#### BEDROOM TWO 14'7" x 11'8" (4.46m x 3.57m )

Yet again a bedroom of double proportions with space for wardrobes and drawers, ceiling coving, 1x central heating radiator and uPVC double glazed window to the front and side elevation.

#### BEDROOM THREE 12'7" x 9'8" (3.86m x 2.97m )

Yet again another bedroom of double proportions with ceiling coving, fitted wardrobes, 1x central heating radiator and uPVC double glazed window to the front elevation.

#### BEDROOM FOUR / OFFICE ROOM

Having a multitude of uses this room is currently utilised as an office room having space for desk and chairs, fitted wardrobes, 1x central heating radiator and uPVC double glazed window to the rear elevation.

#### BATHROOM

A stunning four piece bathroom suite comprising of fully tiled flooring and walls, shower cubicle with rainfall shower head, low level w.c, sink in vanity unit with chrome mixer tap, freestanding tubular bathtub with chrome mixer tap and hand held shower attachment, heated chrome towel rack, air extraction fan, recessed LED spotlights and uPVC double glazed frosted window to the rear elevation.

#### DOUBLE GARAGE 17'6" x 14'8" (5.34m x 4.49m )

A spacious double garage with full lighting and electrics, plumbing for a washing machine, space for a tumble dryer, electric up n over garage style door and access to the Worcester combi boiler. Ideal for storage and off road parking purposes.

### EXTERNALLY

Externally to the front elevation there is an extensive paved driveway leading up to the integral garage offering ample space for off road parking. You will also find mature trees, shrubs, outside lighting and a porcelain tiled patio. To the side and rear elevation there is a meticulously maintained laid lawn with flowerbeds, artificial lawn, space for garden furniture and searing, outside water tap, integrated bbq area, shed with a bin storage area and outside electrics. Perfect for relaxing during the Spring / Summer months.

### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/uplands-drive-fence>

### PROPERTY DETAILS

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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## OUTSIDE

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Approximate total area<sup>(1)</sup>  
 1650.97 ft<sup>2</sup>  
 153.38 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.









## Hilton & Horsfall

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