





BB12 9DY

## St. Annes Drive, Fence

### Offers In The Region Of £449,950

- Detached • Four Bedrooms • Three Reception Rooms • Two Bathrooms & Separate W.C • Garage & Driveway • Rear Garden

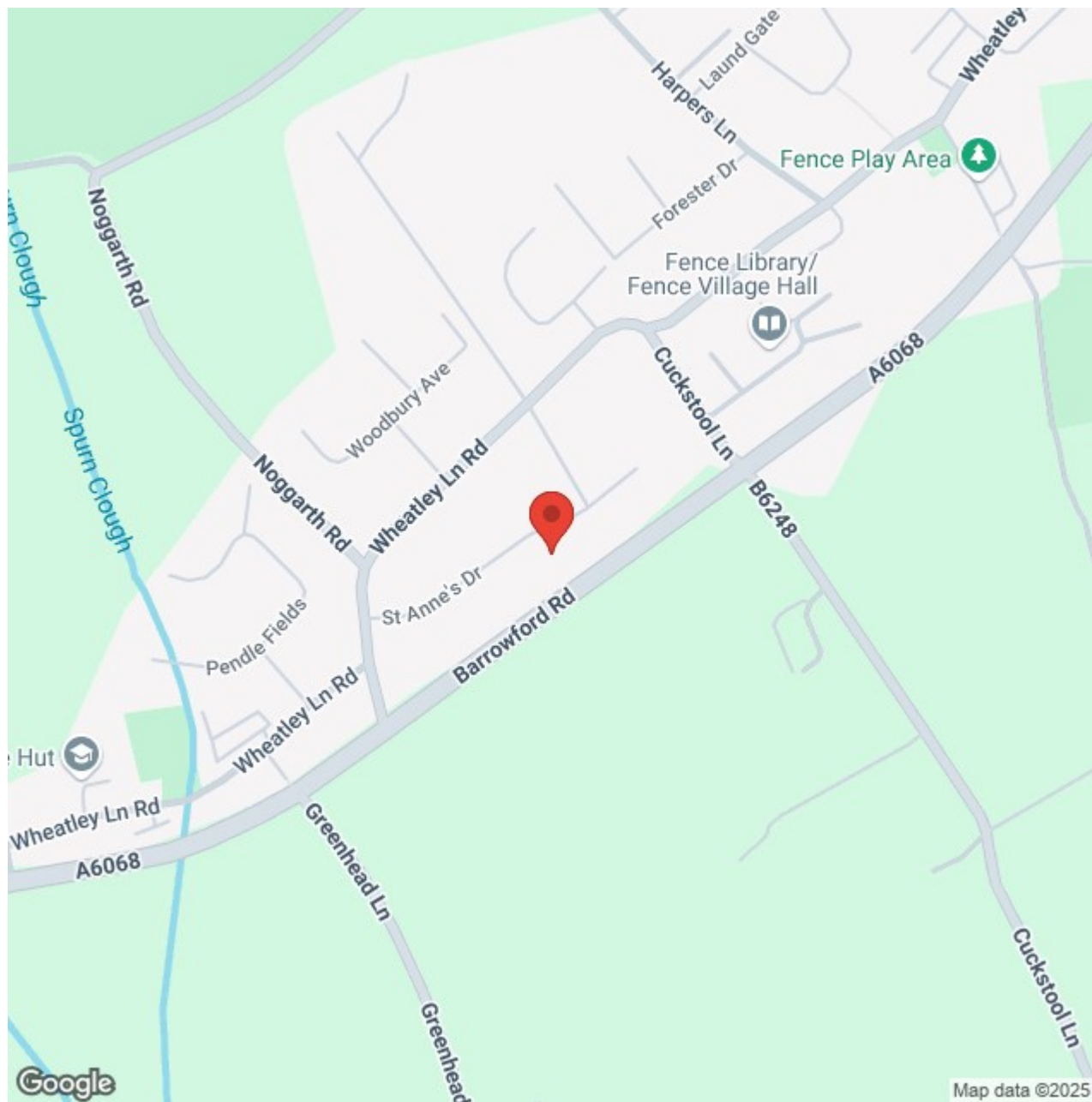
Tucked away in the heart of the ever-popular village of Fence, this spacious four-bedroom detached bungalow offers generous living accommodation and beautifully maintained gardens to the front and rear. Set on a lovely plot with a private driveway and integral garage, the property boasts three reception rooms, providing plenty of space for family life, entertaining guests, or working from home.

The rear garden is a real highlight—immaculately landscaped with a manicured lawn, mature hedging, and bursts of colour from established shrubs, creating a peaceful and private outdoor space. The home is available with no onward chain, making it a straightforward option for those looking to move quickly. A rare opportunity in a desirable location—early viewing is strongly encouraged.













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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, 1x central heating radiator, telephone point, storage cupboard, 1x wall light, uPVC double glazed frosted window and door to the front elevation.

#### LIVING ROOM 12'0" x 13'0" (3.66m x 3.97m )

A family sized living room with space for settees, television point, wall feature fireplace with gas fire, ceiling coving, 1x central heating radiator, uPVC double glazed window to the front elevation and double doors leading through to the dining room.

#### DINING ROOM 11'0" x 13'0" (3.36m x 3.97m )

With ample space for a dining table and chairs, 1x central heating radiator, recessed LED spotlights and uPVC double glazed window to the side elevation.

#### KITCHEN 9'10" x 10'9" (3.02m x 3.30m )

Offering a range of fitted wall and base units with contrasting worktops, tiled flooring, tiled splash back, inset sink with chrome mixer tap, 4 ring induction hob with chrome extractor hood above, integrated oven, separate oven / grill, space for a dishwasher, under counter fridge and freezer, 1x central heating radiator, recessed LED spotlights, ceiling coving and uPVC double glazed window to the rear elevation.

#### UTILITY ROOM 6'3" x 4'6" (1.91m x 1.38m )

Having plumbing for a washing machine, tumble dryer, space for a chest freezer, housing an Alpha boiler.

#### SUNROOM 11'9" x 11'6" (3.59m x 3.51m )

A bright and airy sun room having 1x central heating radiator, 1x electric heater, uPVC double glazed windows to the side and rear elevation and uPVC doors leading out to the garden.

#### BEDROOM / STUDY 8'9" x 10'7" (2.69m x 3.24m )

Currently utilised as an office room with space for a desk and chair, 1x central heating radiator, ceiling coving and uPVC double glazed window to the front elevation.

#### BEDROOM ONE 11'11" x 11'5" (3.64m x 3.48m )

A bedroom of double proportions with space for a wardrobe and drawers, 1x central heating radiator, ceiling coving, and uPVC double glazed window to the rear elevation.

#### SHOWER ROOM

Comprising of a shower cubicle, sink in vanity unit with chrome mixer tap, push button w.c, 1x central heating radiator, air extraction fan and 1x velux window to the side elevation.

#### BEDROOM TWO 9'10" x 8'1" (3.00m x 2.47m )

A bedroom of double proportions with fitted mirrored wardrobes, space for drawers, 1x central heating radiator, ceiling coving and uPVC double glazed window to the rear elevation.

#### BEDROOM THREE 11'11" x 11'8" (3.64m x 3.56m )

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

#### SHOWER ROOM

A modern three piece shower room comprising of: fully tiled flooring and walls, shower cubicle, sink in vanity unit with chrome mixer tap, low level w.c, heated chrome towel rack, recessed LED spotlights, air extraction fan and uPVC double glazed frosted window to the side elevation.

#### W.C

Comprising of: wood effect flooring, push button w.c, pedestal sink with chrome mixer tap, 1x central heating radiator, ceiling coving and uPVC double glazed frosted window to the front elevation.

#### GARAGE 10'4" x 17'8" (3.16m x 5.40m )

With a remote control electric up n over garage door having ample space for storage / off road parking.

#### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/st-annes-drive-fence>

#### LOCATION

Located in the sought-after village of Fence, St Annes Drive enjoys a peaceful yet convenient setting within walking distance of local amenities, well-regarded schools, and popular village pubs and eateries. The area is surrounded by beautiful countryside, perfect for scenic walks and outdoor pursuits, while also offering excellent transport links to nearby towns such as Barrowford, Padiham, and Burnley. With easy access to the M65 motorway network, the location strikes a perfect balance between rural charm and everyday practicality—ideal for families, commuters, and those seeking a quieter pace of life.

#### 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

The rear garden is a real highlight—immaculately landscaped with a manicured lawn, mature hedging, and bursts of colour from established shrubs, creating a peaceful and private outdoor space.





Approximate total area<sup>(1)</sup>

1516.62 ft<sup>2</sup>  
140.9 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.

Calculations are based on RICS IPMS 3C standard.





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