



Burnley Road, Cliviger, Burnley, BB10

**Offers in excess of:
£595,000**

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Nestled in the picturesque village of Cliviger, this stunning four-bedroom detached home offers a serene retreat with breathtaking views of the rolling countryside. Built just seven years ago, this property combines modern luxury with a charming rural setting.

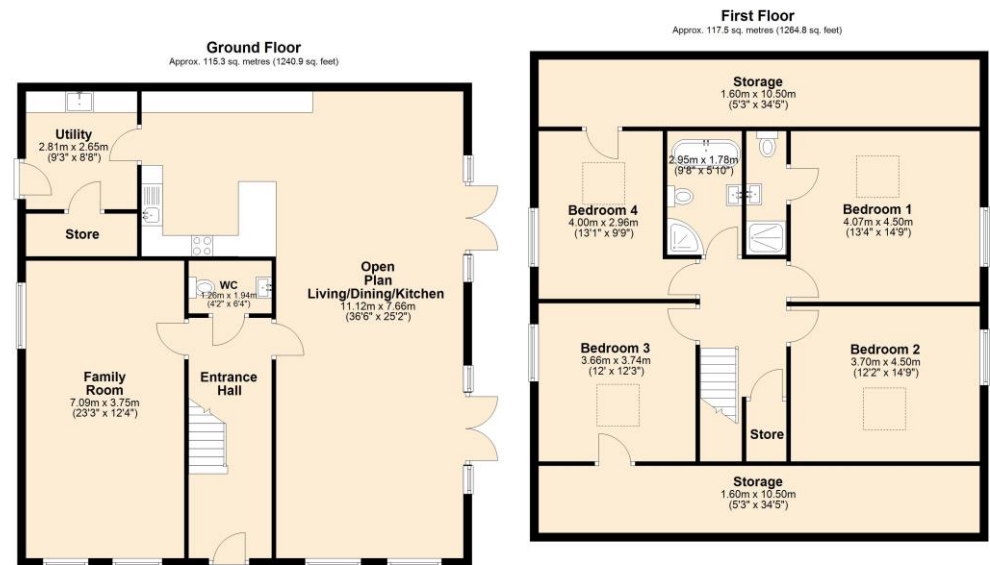
As you enter this incredible home you are welcomed into a entrance hall which sets the tone for the rest of the home, furnished with a feature timber staircase with sleek inset glass balustrade. To the left of the entrance hall there is a 23ft family room lit via three large windows allowing heaps of natural light to flood this versatile space, there is a feature stone fire surround offering a great focal point for this amazing space.

The heart of this wonderful home is the open plan kitchen/dining living space; An unbelievable space for entertaining and family gatherings, lit via an abundance of windows and patio doors, this area is complimented with natural light. The kitchen area is fitted with a beautiful range of base and eye level units, equipped with integral appliances including full size fridge and freezer and two Bosch ovens. The dining/ living space offers an expanse of space for the whole family with ample room for dining table and chairs, bar area and separate living space.

There is the added addition of a utility room and convenience of a down stairs WC. The flooring throughout the ground floor is Amtico luxury vinyl with under floor heating.

The first floor is home to FOUR DOUBLE bedrooms, the main bedroom is complete with en-suite shower room whilst bedrooms three and four offer eaves storage. The family bathroom is luxuriously fitted with a four piece suite including free standing bath, WC, wash hand basin and separate shower unit.

Externally the property is set within gorgeous grounds with ample off road parking for several cars, the main garden offers a central patio area welcoming the sun all day long, a great space for alfresco dining, the rest is laid to lawn with walled boundaries, there is a further shaded patio area providing a great retreat for a morning coffee.



Total area: approx. 232.8 sq. metres (2505.7 sq. feet)

- Freehold
- EPC Grade B
- Council Tax Band F





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

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