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44 Clarkson Close  
Burnley  
BB10 2AQ



## For Sale

- Deceptively Spacious
- Three Bedrooms
- En-Suite to Master
- Contemporary Design
- Open Plan Living

## Offers In The Region Of £225,000

- Garden Room Extension
- Detached Garage and Drive
- Landscaped Garden
- Downstairs WC
- Viewing Highly Recommended



Step through the front door and into a welcoming entranceway, complete with a convenient downstairs toilet, setting the tone for a home that blends practicality with style.

As you move into the living room, you'll immediately notice the sophisticated decor and a state-of-the-art media wall. This stylish feature not only offers ample integrated storage but also includes space for your TV and a chic electric fire that creates a cozy ambiance at the flick of a switch. The living area is adorned with glossy tiles that reflect the natural light, enhancing the spacious feel and providing seamless continuity through the ground floor.

Flow effortlessly into the open-plan kitchen diner, which has been recently modernised. This space is perfect for both family meals and larger gatherings, with plenty of room to dine and entertain. The integrated utility/pantry offers versatile storage solutions and can easily transform into a trendy bar for your evening soirees or remain as a functional washroom.

Extend your living space into the light-filled sunroom, an added extension to the property, which opens out to the garden through elegant French doors. The garden itself is a low-maintenance haven with astroturf and direct access to a detached garage, perfect for outdoor entertaining or simply enjoying quiet moments in the sun.

Upstairs, the layout continues to impress. Immediately meet the third bedroom, a generously sized single room that's ideal as a child's bedroom or home office. The spacious landing leads you to the second bedroom, a delightful double that offers ample space for rest and rejuvenation. Finally, the master suite awaits at the front of the house. This expansive double bedroom not only fits wardrobes and additional furniture comfortably but also boasts a stylish 3-piece en-suite bathroom.



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