# Petty Real

# 13 Clockhouse Grove Burnley **BB10 2UA**









## For Sale

- Stunning Detached Family Home Located Within A Highly Desirable
- Five Bedrooms Four Boasting New Fitted Wardrobes.
- Cosy Reception Room To Front Along With Converted Gym / Games Room.
- Amazing Kitchen Dining Room With Separate Utility.

# Asking Price £375,000

- Orangery Located Off The Kitchen Dining Room With New Double ByFolding Doors.
- Three Piece Family Bathroom & Downstairs W/C.
- · Rear Garden & Patio Area.
- Two Off Road Parking Spaces (Driveway) With EV Charger Fitted.
- Stunning Views Across Burnley.
- Freehold | Council Tax Band: E | EPC Rating: TBC.











### Exceptional Family Living at Clockhouse Grove, Burnley!

Petty Real is delighted to present this stunning five-bedroom detached property for sale, an ideal family home offering superb space for multi-generational living.

#### **Kev Features**

Five Bedrooms (Four with integrated/fitted storage), Three Reception Rooms, Fantastic Orangery, Recently Renovated Garden & Drive, New Roof (Last 12 Months)

#### Ground Floor

The property is accessed via a driveway with two off-road parking spaces and an EV charging point. The welcoming entrance hall leads to the first reception room, a spacious main lounge boasting a box bay

window, perfect for large freestanding furniture. A convenient downstairs WC is located across the hall.

A second reception room (currently used as a gym/games room) offers versatile use. To the rear, the well-thought-out kitchen/dining area features ample counter space and storage, complemented by a three-person breakfast bar. A dedicated utility room provides plumbing for a washing machine and dryer, housing the boiler.

The phenomenal addition of an orangery (fitted four years ago) provides seamless indoor/outdoor living across all seasons, thanks to two sets of bi-folding doors opening to the recently landscaped and levelled

## First Floor

The first floor hosts five generous bedrooms. The master bedroom is luxuriously appointed with extensive fitted furniture. Bedroom two also benefits from fitted storage and a fitted desk/make-up space. Bedroom four features new fitted furniture and a sliding door leading to a Jack & Jill balcony with picturesque views across Burnley & Pendle. Bedrooms three and five also offer fitted storage or ample space for

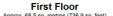
The family bathroom is a three-piece suite, comprising a toilet, sink, and a bath with an overhead rainfall shower.

With a fully replaced roof within the last 12 months, this property is ready to move into and enjoy

Early viewing is highly recommended!

# **Ground Floor**







## Total area: approx. 155.6 sq. metres (1675.2 sq. feet)

All floorplans provided are for guidance only. Please check all dimensions before making an Plan produced using PlanUp.

## Clockhouse Grove, Burnley







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