

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

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## Stainton Drive, Burnley, BB12 OTS

### Offers Over £375,000

#### AN OUTSTANDING DETACHED FAMILY HOME

Nestled on the esteemed Stainton Drive in Burnley, this exceptional detached house offers a remarkable blend of luxury and comfort, making it an ideal family home. With five generously sized bedrooms, this property provides ample space for family living and entertaining. The two high-quality fitted bathrooms ensure convenience and style, while the stunning kitchen, equipped with top-of-the-line fixtures, is a chef's dream, perfect for creating culinary delights.

The property boasts an abundance of indoor and outdoor space, with wrap-around gardens that invite you to enjoy the beauty of nature right at your doorstep. The gardens are not only beautifully landscaped but also provide a private sanctuary, as the property is not overlooked from the front, allowing for peaceful enjoyment of the panoramic countryside views.

In addition to its impressive interiors, this home features off-road parking and an integral garage, offering practicality and ease for everyday living. Located in a sought-after estate, this property is a true credit to its current owners, who have transformed it into a luxurious haven.

This home is not just a place to live; it is a lifestyle choice, combining elegance, comfort, and a picturesque setting. Whether you are looking for a family home or a tranquil retreat, this property on Stainton Drive is sure to impress. Do not miss the opportunity to make this exquisite house your new home.

For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience

# Stainton Drive, Burnley, BB12 OTS

Offers Over £375,000



- Five Bedroom Detached Family Home
- Panoramic Countryside Views
- Off Road Parking And Integral Garage
- Tenure - Freehold
- Stunning High Specification Kitchen
- Beautiful Wrap Around Gardens
- EPC Rating - C
- Two Modern Fitted Bathrooms
- Sought After Burnley Location
- Council Tax Band - E

## Ground Floor

### Entrance

Composite double glazed frosted door to hall.

### Hall

19'6 x 9'6 (5.94m x 2.90m)

UPVC double glazed leaded frosted window, central heating radiator, coving, oak single glazed doors to reception room and kitchen, oak door to WC, stairs to first floor.

### WC

6'2 x 2'5 (1.88m x 0.74m)

Two piece suite comprising of a dual flush WC and vanity top wash basin with mixer tap, extractor fan and Amtico flooring.

### Reception Room

16 x 14'4 (4.88m x 4.37m)

UPVC double glazed leaded window, central heating radiator, coving, two feature wall lights, gas living flame fire with limestone hearth and surround, television point.

### Kitchen Diner/ Reception Room Two

30'10 x 9'1 (9.40m x 2.77m)

Two UPVC double glazed windows, central heating radiator, range of matte wall and base units, marble surfaces, mirrored splashbacks, inset composite one and a half sink and Quooker boiling tap, integrated electric high rise oven and combi microwave, four ring induction hob, inset extractor, integrated fridge freezer, integrated dishwasher, integrated wine cooler, television point, coving, spotlights, pendant lighting, Amtico flooring, oak door to utility room, UPVC double glazed sliding door to rear.

### Utility Room

9'2 x 7'5 (2.79m x 2.26m)

Upright central heating radiator, range of wood panelled wall and base units, granite effect surfaces, integrated washing machine and dryer, integrated fridge and freezer, integrated boiler, spotlights, wood effect lino flooring, door to garage, UPVC double glazed frosted door to side.

### Garage

10 x 9'2 (3.05m x 2.79m)

Power, lighting, electric roller shutter doors.

## First Floor

## Landing

11'10 x 9'3 (3.61m x 2.82m)

Coving, loft access, smoke alarm, storage cupboard, oak doors to five bedrooms and bathroom.

### Bedroom One

13'10 x 12'4 (4.22m x 3.76m)

UPVC double glazed window, central heating radiator, fitted wardrobe, spotlights, oak door to en suite.

### En Suite

8'5 x 5'4 (2.57m x 1.63m)

UPVC double glazed frosted window, heated towel rail, three piece suite comprising of a vanity top wash basin with mixer tap, dual flush WC and a double direct feed rainfall walk in shower with rinse head, tiled elevations, inset shelving, PVC to ceiling, spotlights, extractor fan, tiled flooring.

### Bedroom Two

14'4 x 10'1 (4.37m x 3.07m)

UPVC double glazed leaded window, central heating radiator, fitted wardrobes.

### Bedroom Three

9'8 x 7'6 (2.95m x 2.29m)

UPVC double glazed leaded window, central heating radiator.

### Bedroom Four

9'8 x 7'10 (2.95m x 2.39m)

UPVC double glazed leaded window, central heating radiator.

### Bedroom Five

9'7 x 6'9 (2.92m x 2.06m)

UPVC double glazed leaded window, central heating radiator.

## Bathroom

12'1 x 8'5 (3.68m x 2.57m)

UPVC double glazed frosted window, heated towel rail, four piece suite comprising of a double direct feed rainfall walk in shower, freestanding bath with mixer tap, vanity top wash basin and mixer tap, a dual flush WC, tiled elevations, PVC to ceiling, spotlights, extractor fan, wood effect tile flooring.

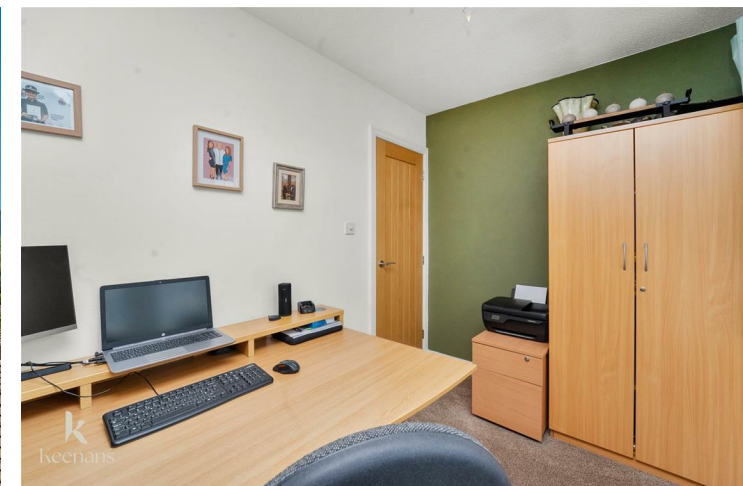
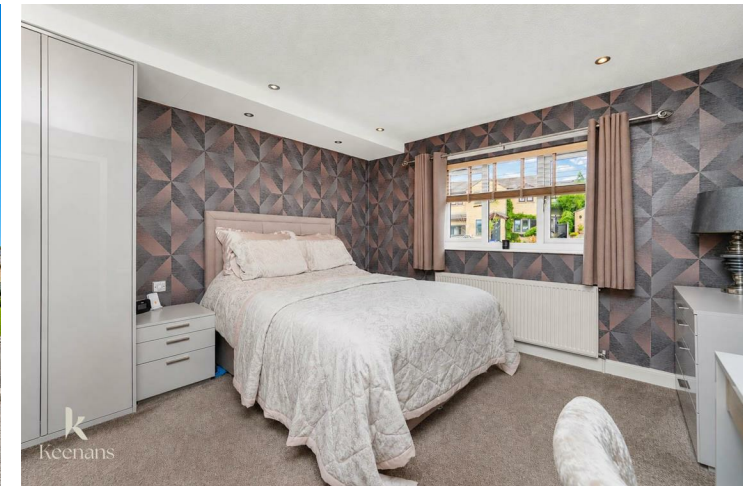
## External

### Front

Block paved, access to garage, wraparound laid to lawn garden, paving and bedding areas.

### Rear

Tiered laid to lawn garden, paving and bedding areas, mature shrubbery.



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