



24 Hutton Drive

Burnley

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Freehold Tenure
- 4 Bedrooms + Converted Garage to use as Bedroom or Living Space
- Gas Central Heating + uPVC Double Glazing
- Corner Plot + Parking for 7 Vehicles
- Ightenhill Area
- Well Presented Family Home
- Bathroom + En-Suite
- EV Charging Point



Ground Floor

Step through the entrance hallway where a striking oak and glass staircase creates an immediate impression, complemented by a contemporary two-piece cloakroom/WC and useful under-stairs storage. To the front, a generous home office provides a versatile space, equally suited as a playroom or additional reception room. The heart of the home is the stunning open-plan kitchen and dining area, beautifully appointed with a range of high-gloss wall and base units, quality integrated appliances, extensive worktop space and a breakfast bar, all flooded with natural light from large picture windows overlooking the garden. The dining area enjoys French doors opening directly onto the rear patio, creating the perfect setting for indoor and outdoor entertaining. Double doors lead through to the spacious lounge, featuring a contemporary media wall with inset electric fire and ample room for family living.

First Floor

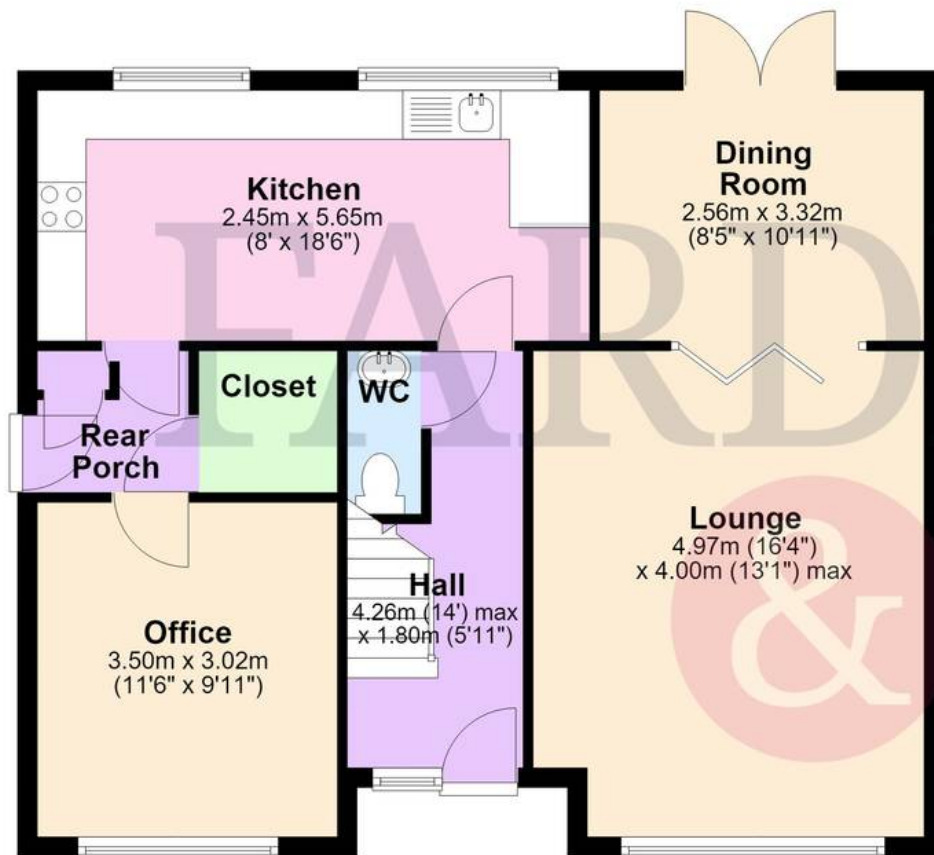
The first floor continues the home's impressive standard of presentation, centred around a bright and spacious galleried landing with a contemporary glass balustrade, feature lighting and a striking statement wall, creating an elegant first impression. The principal bedroom is a generous retreat, complete with a comprehensive range of fitted wardrobes and the added luxury of a stylish en-suite shower room, finished with modern fittings and a walk-in shower. Bedroom two is another spacious double room, beautifully presented and enjoying views over the front aspect, while bedroom three is currently utilised as a beauty treatment room. The fourth bedroom offers further flexible accommodation and is ideal as a nursery, dressing room or study. Completing the first floor is a beautifully appointed four-piece family bathroom, featuring a jacuzzi bath, separate walk-in rainfall shower with mirrored one way screen, wash basin and WC, all contemporary tiling and quality finishes throughout.



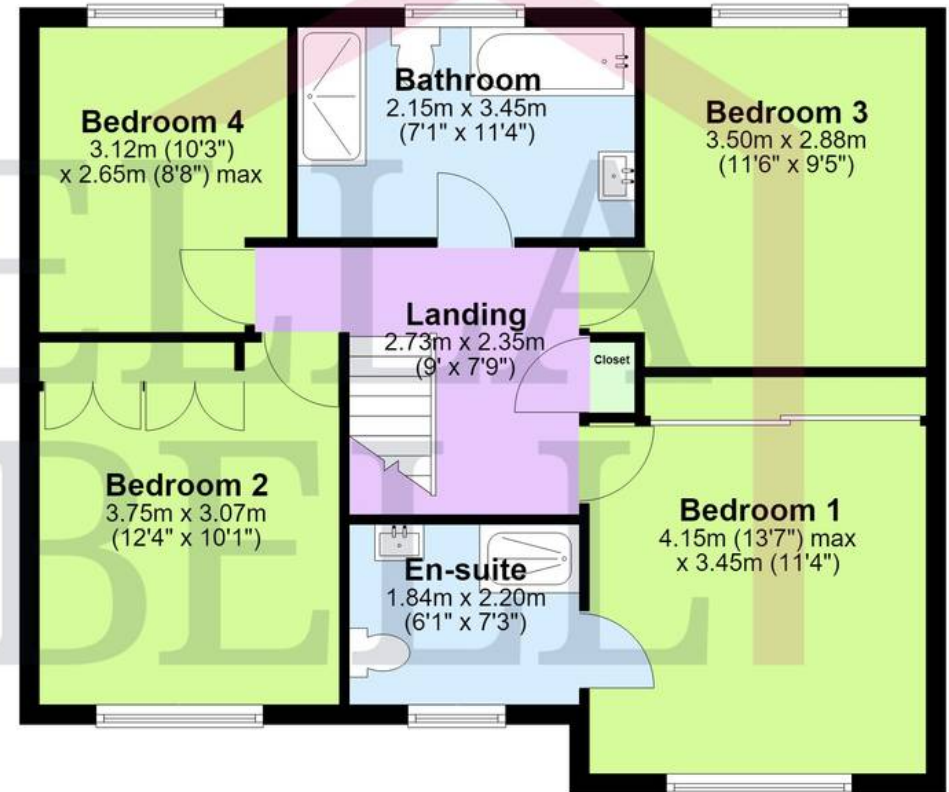




Ground Floor



First Floor



Total area: approx. 132.3 sq. metres (1424.4 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s)

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Plan produced using PlanUp.

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GARDEN

Externally, the property occupies an expansive and unusually generous plot, with substantial outdoor space wrapping around the home. To the front, a broad block-paved driveway provides extensive off-road parking, complemented by a lawned garden, mature planting and a striking established tree that creates an impressive approach. The side garden offers further lawned space, a timber storage shed and direct access around the property. To the rear, the garden has been thoughtfully landscaped across several levels to create a variety of areas for relaxing, dining and entertaining. Large paved terraces provide ample room for outdoor furniture, with raised seating areas, steps and low retaining walls adding interest and structure. Additional gravelled sections offer low-maintenance space for planting or storage, while mature trees and dense greenery form an attractive woodland backdrop and provide an excellent degree of privacy. The overall plot is exceptionally versatile and ideal for families, keen entertainers or buyers seeking generous outdoor space.

DRIVEWAY

7 Parking Spaces

EV Car charging point.





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