



# KENILWORTH CLOSE, PADIHAM, BB12 8SG

[NO CHAIN]



Extended four-bedroom detached family home positioned within a quiet cul-de-sac on an attractive 1970s development, adjoining the historic Gawthorpe Hall estate. Occupying a generous plot with a large rear garden, the property offers spacious accommodation including two reception rooms, a superb conservatory, four double bedrooms and two bathrooms. Ideally located within walking distance of well-regarded schools and a short distance from Padiham town centre and the M65, the property requires modernisation but offers excellent potential to create a desirable family home.



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Tucked away within a secluded cul-de-sac on an attractive development of 1970s-style homes, this extended detached property offers an exceptional opportunity to create a stunning family residence. Occupying a generous plot with a substantial rear garden, the home enjoys a desirable position adjoining the historic Gawthorpe Hall estate.

The location is particularly appealing for families, being within comfortable walking distance of well-regarded schools including Shuttleworth and Burnley High School. Padiham's increasingly popular town centre is just a short distance away, offering a range of amenities, whilst convenient access to the M65 motorway ensures excellent connectivity throughout the North West.

Internally, the property provides well-balanced and spacious accommodation. The ground floor features two versatile reception rooms, ideal for both formal entertaining and everyday family living, along with an impressive conservatory overlooking the rear garden, creating a bright and relaxing additional living space.

To the first floor, there are four generously sized double bedrooms, complemented by two bathrooms, offering ample space for growing families.

While the property would benefit from a programme of modernisation, it presents a fantastic opportunity for buyers to personalise and enhance the space to their own tastes, ultimately creating a highly desirable and substantial family home in a sought-after location.

**BRIEFLY COMPRISING:- ENTRANCE PORCH, TWO-PIECE CLOAKROOM, RECEPTION HALLWAY, TWO RECEPTION ROOMS, CONSERVATORY, KITCHEN, FOUR DOUBLE-SIZED BEDROOMS, BATHROOM AND SHOWER ROOM, DRIVEWAY TO FRONT, INTEGRAL GARAGE, IMPRESSIVE SIZED ENCLOSED GARDEN TO REAR.**

## The Accommodation Afforded is as follows:-

### UPVC Entrance Door

Having frosted double glazed centre panel and opening into:-

### Entrance Porch

**2'05" x 7'04"** Tiled walls and floor area, inset spot lighting to ceiling. Access to:-

### Two Piece Cloakroom

**2'04" x 5'06"** Two piece white suite incorporating wash hand basin and low-level WC with concealed cistern, fully tiled walls and floor, inset spotlighting to ceiling, extractor. UPVC framed frosted double glazed window to the front elevation.

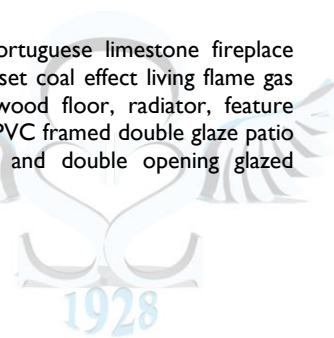
### Reception Hallway

**8'11" x 12'0"** Oak wood staircase with glazed balustrade and under stairs storage cupboard ascending to the first floor level, laminate wood floor, radiator. Glazed panelled door opening into:-



### Reception Room One

**14'01" x 11'11"** Feature Portuguese limestone fireplace with matching inlay/half and inset coal effect living flame gas fire, coved ceiling, laminate wood floor, radiator, feature mirror display niche. Sliding UPVC framed double glaze patio style doors to conservatory and double opening glazed panelled doors opening into:-





### Reception Room Two / Dining Area

11'10" x 10'02" Laminate wood floor, radiator. UPVC framed double glazed French style doors opening into the rear garden, UPVC framed double glazed window to the side elevation. Opening through into:-



### Kitchen

11'07" x 10'0" 1 1/2 bowl modern composite sink unit and drainer with cupboards under, comprehensive range of gloss fronted wall, base and tall units incorporating stainless steel oven / grill and four ring gas hob with stainless steel extractor canopy over, coordinating worktops and tiled walls, inset spotlighting to ceiling, integrated washing machine, and fridge freezer. UPVC frame double glazed windows to the front and side, concealed Worcester gas combination boiler.



### Conservatory

13'02" x 12'05" UPVC framed double glazed construction set onto dwarf walling under a composite roof, tiled floor area, radiator, inset spotlighting to ceiling. UPVC framed double glazed French doors leading out into the rear garden.

### First Floor Landing

5'05" x 3'02" Wood floor area. Glazed panelled doors from the landing and opening into:-



### Bedroom One

12'0" x 10'05" Comprehensive range of fitted wardrobes and cupboards with matching dressing table unit, radiator. UPVC framed double glazed window to the rear elevation.



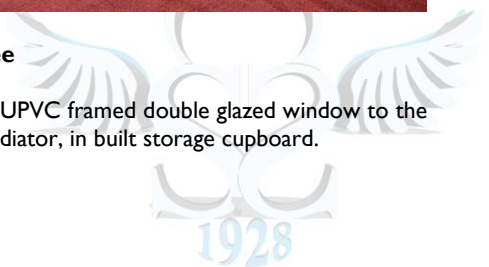
### Bedroom Two

11'11" x 11'11" Inbuilt storage cupboards, radiator. UPVC framed double glazed window to the rear elevation.



### Bedroom Three

14'05" x 8'09" UPVC framed double glazed window to the rear elevation, radiator, in built storage cupboard.





#### Bedroom Four

10'06" x 8'06" UPVC framed double glazed window to the front elevation, radiator.



#### Bathroom

10'08" x 7'02" Three piece white suite incorporating freestanding rolled top clawfoot bath, wash basin and low level WC, fully tiled walls and floor, combination radiator heated towel rail, inset spotlighting to ceiling. UPVC framed frosted double glazed window to the front elevation.



#### Shower Room

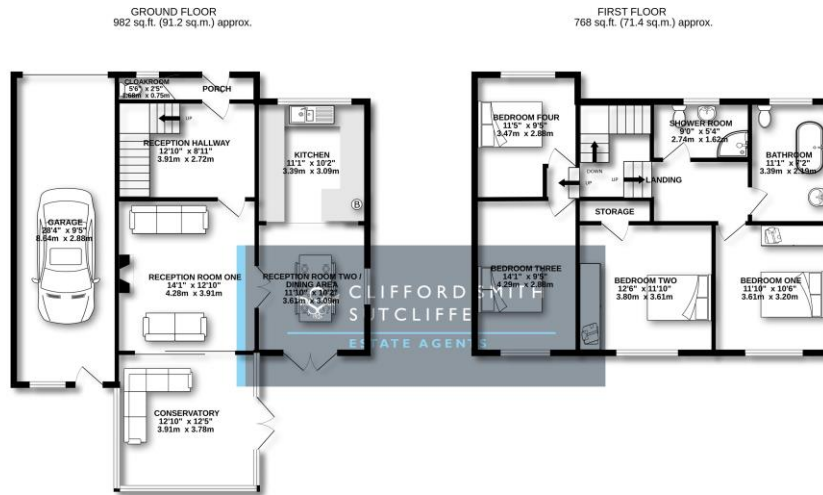
5'04" x 9'0" Three piece modern white suite incorporating low level WC, pedestal wash basin and step in curved shower tray with chrome mixer rain shower fittings tiled area and curved glass screen over, fully tiled walls and floor, inset spot lighting to ceiling, in built storage cupboard, chrome heated towel rail. UPVC framed frosted double glazed window to the front elevation.

#### Outside

Double width driveway providing off-road parking to the front with low-maintenance gravelled area and leading to an integral garage [28'04 x 9'05] having up-and-over door, power and lighting installed. UPVC framed frosted double glazed window and rear door to garden.

Impressive sized private rear garden laid mainly to lawn with low-maintenance gravelled areas and paved patio, mature flower / shrub borders and timber fencing to the perimeter.





**FOUR BEDROOM EXTENDED DETACHED HOUSE**

**TOTAL FLOOR AREA: 1750 sq.ft. (162.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with AutoCAD 2008

**Tenure : Freehold**

**Energy Performance Certificate Rating : C**

**Council Tax Band : E**

**Approximate Square Footage : 1,750 SqFt / 162 SqM**

**Services :**

Mains supplies of gas, water and electricity.

**Viewing :**

By appointment with our Burnley office.

