



33 Brantfell Drive

Burnley

Council Tax band: C

Tenure: Freehold

- Extended Four-Bedroom Detached Family Home
- Highly Sought-After Ightenhill Residential Estate
- Impressive Rear Extension With Contemporary Kitchen/Dining Space
- Separate Snug & Utility Room Accessed Via a Clever Concealed Entrance
- Two Independent First-Floor Bathrooms
- Freehold | Council Tax Band C
- Cash Buyers Only Due to Extension Works Not Having Final Building Regulations Sign-Off, With Further Information Available on Request

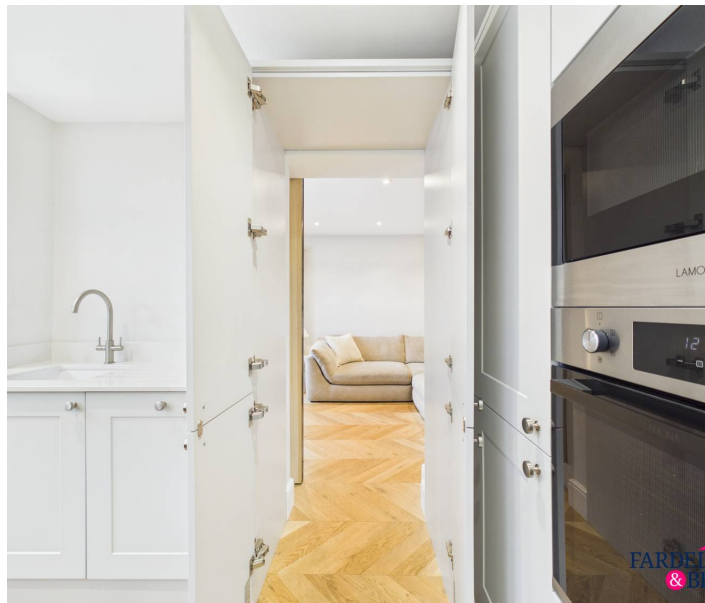


Ground Floor

The ground floor has been thoughtfully remodelled to create a stylish and highly practical living space, finished to an impressive standard throughout. To the front sits a generous living room with a feature log-burning stove and striking staircase with glass balustrade. To the rear, the real showpiece is the beautifully designed kitchen, centred around a substantial island with seating, quartz worktops, integrated appliances and extensive fitted storage. Rooflights and aluminium sliding doors flood the space with natural light while opening directly onto the rear garden. Cleverly concealed within the kitchen cabinetry is a secret entrance leading through to a separate snug, perfect as a second sitting room or TV space, alongside a useful utility room. Oak engineered flooring runs throughout much of the ground floor, creating a smart, cohesive finish and a brilliant sense of flow.

First Floor

The first floor continues the home's smart, contemporary finish, with a bright landing framed by glass balustrading and contrasting dark internal doors. There are four bedrooms in total, offering excellent flexibility for family life, guests or home working. The principal bedroom is particularly generous and includes a dressing space, while the remaining bedrooms are all well presented and naturally bright. Two independent bathrooms serve the first floor, one is finished as a stylish shower room with striking herringbone tiling, black fittings and a walk-in rainfall shower, while the second bathroom offers a calmer, more neutral finish with a wc, fitted bath, basin and brushed brass-style fittings. Together, the layout provides practical family accommodation with both shower and bathing options, without compromising bedroom space.

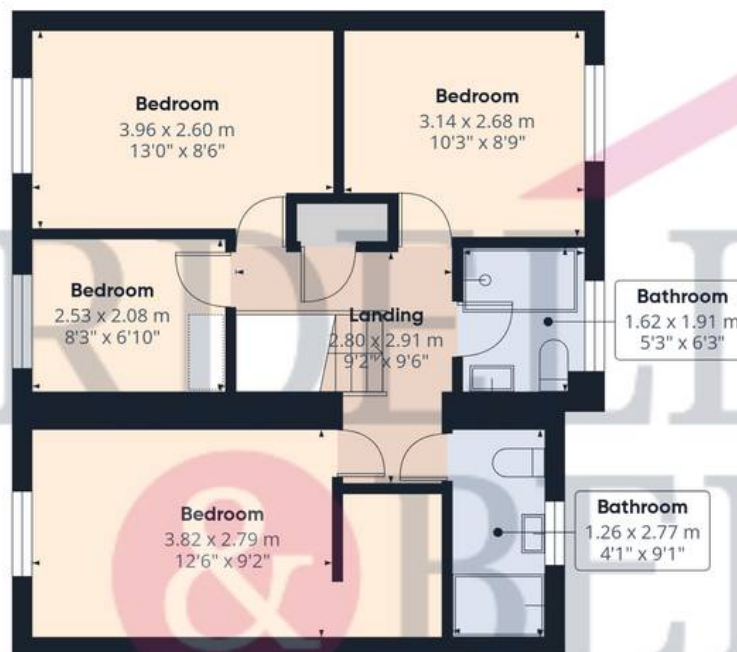








Floor 0



Floor 1



Approximate total area⁽¹⁾

109.3 m²

1178 ft²

Reduced headroom

1.4 m²

15 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



GARDEN

Externally, the property has been significantly enhanced by both rear and side extensions, creating the impressive footprint and versatile accommodation found inside. To the front is a neat, low-maintenance approach with off-road parking and a smart contemporary frontage. To the rear, the garden is arranged over practical levels with a lawned area, paved seating space and established boundaries offering a good degree of privacy. The rear extension opens directly onto the garden via aluminium sliding doors, creating an easy indoor-outdoor connection from the kitchen, while the side extension adds further useful living space and helps give the home its generous ground-floor layout.

DRIVEWAY

2 Parking Spaces





BRITISH
PROPERTY
AWARDS

2025

★★★★★

GOLD WINNER

ESTATE AGENT
IN BURNLEY



BRITISH
PROPERTY
AWARDS

2025

★★★★★

GOLD WINNER

ESTATE AGENT
IN NORTH WEST
(CUMBRIA & LANCASHIRE)

Fardella & Bell Estate Agents

143 Burnley Road,, Padiham – BB12 8BA

01282 968 668 • info@fbestateagents.co.uk • fbestateagents.co.uk/

