



WAVERLEY CLOSE, BRIERFIELD, BB9 5HD



Occupying an enviable position at the head of the highly regarded Marsden Heights development, this immaculately presented three-bedroom detached home was constructed by Bellway Homes in the late 1990s and enjoys a superb open countryside outlook to the rear. Beautifully maintained throughout, the accommodation includes two attractive reception spaces, an impressive garden room designed to maximise the views and a stylish extended kitchen with integrated NEFF appliances and breakfast bar. Three well-proportioned bedrooms include a principal en-suite, complemented by a contemporary shower room, whilst a private rear garden, driveway and integral garage complete this superb family home.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



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Occupying an enviable position at the head of the highly regarded Marsden Heights development, this attractive three-bedroom detached family home enjoys a superb open outlook across the surrounding countryside to the rear.

Constructed by Bellway Homes as part of the Marsden Heights development in the late 1990s, this immaculately presented property offers beautifully maintained and well-proportioned accommodation ideally suited to the growing family. Two attractive reception spaces provide excellent versatility at ground-floor level, whilst an impressive garden room beyond has been thoughtfully positioned to take full advantage of the stunning open vista. A useful extension complements the stylish modern kitchen, providing additional space for a range of integrated NEFF appliances together with a breakfast bar.

Considerable care and attention have been invested throughout the interior, creating a stylish and welcoming family home ready for immediate occupation. To the first floor are three nicely proportioned bedrooms, including a principal bedroom with en-suite facilities, together with a contemporary shower room.

Externally, the property's choice position is further enhanced by a private rear garden enjoying the delightful open aspect, whilst off-road parking and an integral garage add to the practicality and appeal.

Marsden Heights is conveniently positioned for local infant, junior and secondary schools, whilst the amenities of Lanehead and Burnley General Teaching Hospital are only a short drive away. Combining an enviable position, beautifully presented family accommodation and an outlook rarely found on a modern development, an early viewing is highly recommended.

BRIEFLY COMPRISING:- OPEN PORCH, ENTRANCE HALLWAY, TWO-PIECE CLOAKROOM, TWO ATTRACTIVE RECEPTION ROOMS, GARDEN ROOM WITH OPEN OUTLOOK, MODERN BREAKFAST KITCHEN, THREE BEDROOMS, ENSUITE TO MASTER AND HOUSE SHOWER ROOM, LAWNED GARDEN TO FRONT, DOUBLE-WIDTH DRIVEWAY, INTEGRAL GARAGE, PRIVATE ENCLOSED REAR GARDEN WITH PAVED PATIO AND LAWN.

The Accommodation Afforded is as follows:-

Open Porch

Modern composite entrance door having frosted leaded double glazed centre panel and opening into:-

Entrance Hallway

14'08" x 5'11" Stairs (2'07") with glazed balustrade and polished Oak-wood handrail ascending to the first floor level, coved ceiling, Amtico ® floor area, radiator with feature cover. Oak panelled doors leading from hallway and access to:-



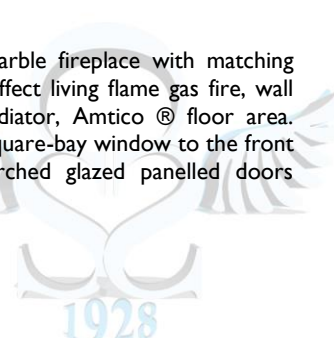
Two Piece Cloakroom

5'04" x 2'06" Two piece modern white suite incorporating corner wash basin set into vanity-style unit and low-level WC, half-tiled walls, chrome heated towel rail, Amtico ® floor area. UPVC framed frosted double glazed window.



Reception Room One

11'06" x 10'03" Feature marble fireplace with matching inlay / hearth and inset coal-effect living flame gas fire, wall light points, coved ceiling, radiator, Amtico ® floor area. UPVC framed double glazed square-bay window to the front elevation. Double opening arched glazed panelled doors opening through into:-





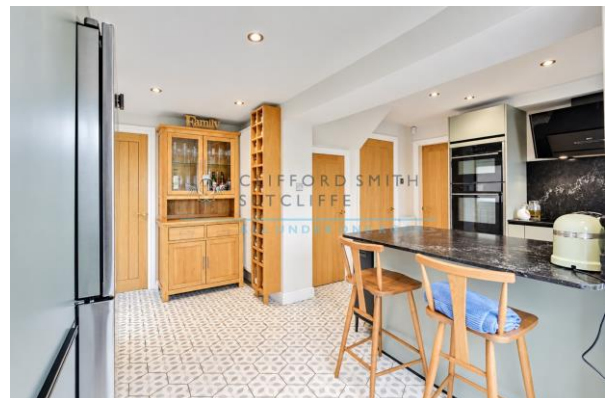
Reception Room Two

10'09" x 8'07" Coved ceiling, Amtico ® floor area, radiator. Oak panelled door to kitchen and UPVC framed double glazed French-style doors opening into:-



Garden Room

11'10" x 14'02" UPVC framed double glazed construction set onto dwarf stone walling under a composite roof, laminate wood floor with underfloor heating. UPVC door with full length double glazed centre panel opening into the rear garden.



Modern Breakfast Kitchen

10'08" x 17'09" Inset composite sink unit with cupboards under, comprehensive range of modern wall, base and tall units incorporating Neff stainless steel oven / grill and four ring ceramic hob with extractor hood over, integrated combination microwave oven, co-ordinating worktops and upstands extending into breakfast bar, inset spot lighting to ceiling, space for American-style fridge freezer, understairs storage cupboard, radiator. UPVC framed double glazed window and UPVC framed double glazed French-style doors opening out into the rear garden,. UPVC door with frosted double glazed centre panel leading to the side, internal door to garage.





First Floor Landing

9'07" x 6'06" Glazed return balustrade with polished Oak-wood handrail. UPVC framed frosted double glazed window to the side elevation, Amtico ® floor area, access via pull-down ladder to boarded loft storage area. Oak panelled doors leading from landing and opening into:-



Master Bedroom

11'05" x 10'0" UPVC framed double glazed window affording a fabulous open outlook to the rear elevation, comprehensive range of Hammonds ® fitted wardrobes with matching cabinets and dressing table, Amtico ® floor area, radiator. Oak panelled door to:-

Ensuite Shower Room

4'09" x 6'10" Three piece modern white suite incorporating wash basin and low-level WC with concealed cistern set into vanity-style unit, step-in shower with electric shower fittings, tiled area and glazed door, fully tiled walls, Amtico ® floor area, boarded ceiling, extractor, chrome heated towel rail. UPVC framed frosted double glazed window to the side elevation.



Bedroom Two

13'06" x 9'11" incorporating door recess. Fitted range of Hammonds ® wardrobes with matching cabinets, Amtico ® floor area, radiator. UPVC framed double glazed window to the front elevation.



Bedroom Three

9'10" x 6'06" Amtico ® floor area, fitted range of shelving and desk area, anthracite radiator, UPVC framed double glazed window to the front elevation.



Shower Room

5'06" x 6'05" Three piece modern white suite incorporating wash basin and low-level WC with concealed cistern set into vanity-style unit and step-in shower with chrome mixer rain shower fittings, tiled area and glazed screen over, fully tiled walls, Amtico® floor area, chrome heated towel rail, boarded ceiling with extractor. UPVC framed frosted double glazed window.



Outside

Neat lawned garden to the front and double width driveway providing off-road parking to an integral garage (14'10" x 8'10") having up-and-over door, power and lighting installed, plumbing for washing machine, access to loft area. UPVC framed frosted double glazed window and Oak panelled door leading into the kitchen.



Tenure : Freehold

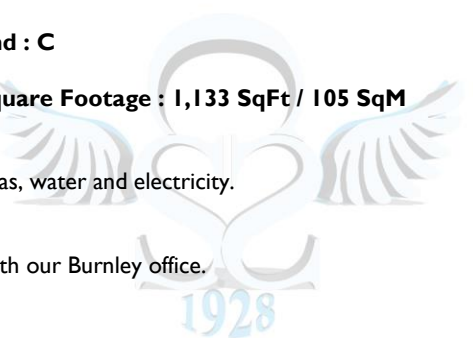
Energy Performance Certificate Rating : C

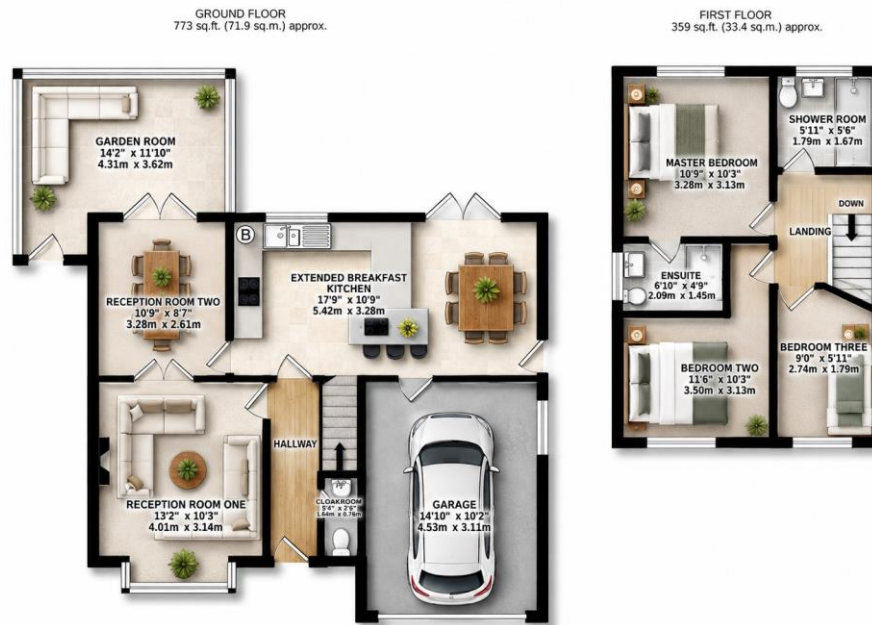
Council Tax Band : C

Approximate Square Footage : 1,133 SqFt / 105 SqM

Services :
Mains supplies of gas, water and electricity.

Viewing :
By appointment with our Burnley office.





THREE BEDROOM EXTENDED DETACHED HOUSE
TOTAL FLOOR AREA : 1133 sq.ft. (105.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Further information supplied by our vendor:-

- Kitchen was installed in 2025
- The property was re-roofed in 2025

