



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Kentmere Close, Burnley, BB12 8UG

£360,000

THE PERFECT FAMILY HOME

Located in the desirable Kentmere Close in Burnley, this splendid four-bedroom detached house is a perfect family home. Set on a generous corner plot, the property boasts a large driveway and an integral garage, providing ample parking and convenience for family life.

Upon entering, you are greeted by an inviting open-plan living and dining area, ideal for both entertaining guests and enjoying family time. The modern kitchen is well-equipped, making meal preparation a delight. Additionally, the property features a versatile second reception room, which can serve as a snug, office, or playroom, catering to your family's unique needs.

The first floor comprises four spacious double bedrooms, ensuring everyone has their own comfortable retreat. The family bathroom is well-appointed, and the en-suite shower room adds a touch of luxury to the master bedroom.

Outside, the large garden offers a wonderful space for children to play and for family gatherings, while the outhouse bar provides an excellent spot for relaxation and socialising.

This home is situated in a great location, making it an ideal choice for families seeking a blend of comfort and convenience. With its thoughtful layout and ample space, this property is sure to meet all your family's needs. Don't miss the opportunity to make this charming house your new home.

# Kentmere Close, Burnley, BB12 8UG

£360,000



- Fantastic Detached Corner Plot Property
- Contemporary Fitted Kitchen
- Off Road Parking and Integral Garage
- EPC Rating D

- Four Bedrooms
- Perfect Family Home
- Tenure Freehold

- Two Bathrooms
- Spacious Rear Garden with Additional External Bar
- Council Tax Band E

## Ground Floor

### Entrance Hall

15'3 x 6'5 (4.65m x 1.96m )

UPVC double glazed frosted front door, central heating radiator, coving, smoke detector, Amtico herringbone wood effect flooring, under stairs storage, doors leading to two reception rooms, kitchen, WC and stairs to first floor.

### Reception Room One

15'1 x 10'10 (4.60m x 3.30m)

UPVC double glazed box bay window, central heating radiator, coving, gas fire and open to dining room.

### Dining Room

11'0 x 9'0 (3.35m x 2.74m)

Central heating radiator, coving, door to kitchen and UPVC double glazed leaded sliding door to rear.

### Kitchen

14'3 x 9'4 (4.34m x 2.84m )

UPVC double glazed leaded window, central heating radiator, range of panelled wall and base units with granite work surfaces, inset sink with mixer tap and integrated draining ridges, integrated oven, integrated warming drawer, four ring induction hob, integrated microwave, integrated wine fridge, integrated fridge freezer, integrated dishwasher, spotlights, Amtico herringbone wood effect flooring and UPVC double glazed leaded door to side elevation.

### Reception Room Two

17'7 x 7'8 (5.36m x 2.34m )

UPVC double glazed window, central heating radiator, coving, wall mounted electric fire, wood effect laminate flooring and door to utility.

### Utility

7'6 x 7'5 (2.29m x 2.26m )

UPVC double glazed frosted leaded window, wood panelled base units with wood effect work surfaces, plumbing for washing machine, space for dryer, boiler, wall mounted wash basin with traditional taps, spotlights, wood effect laminate flooring, door to garage and UPVC double glazed frosted leaded door to rear.

### Garage

12'6 x 8'1 (3.81m x 2.46m)

Power, lighting, fuse box and electric garage door.

## WC

7'8 x 6'7 (2.34m x 2.01m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, fitted storage with shelving, partially tiled elevations and tiled flooring.

## First Floor

### Landing

9'6 x 5'0 (2.90m x 1.52m)

Loft access, smoke detector, doors leading to four bedrooms, family bathroom and storage.

### Bedroom One

12'5 x 11'1 (3.78m x 3.38m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobes and door to en suite.

### En Suite

8'0 x 5'7 (2.44m x 1.70m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosed, spotlights, partially tiled elevations and wood effect lino flooring.

### Bedroom Two

12'7 x 10'0 (3.84m x 3.05m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

### Bedroom Three

10'0 x 7'5 (3.05m x 2.26m )

UPVC double glazed window, central heating radiator, coving, and fitted wardrobe.

### Bedroom Four

9'10 x 8'0 (3.00m x 2.44m)

UPVC double glazed window, central heating radiator, coving and fitted storage.

### Bathroom

7'6 x 5'9 (2.29m x 1.75m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, wood panel bath with mixer tap and overhead direct feed shower, spotlights, partially tiled elevations and wood effect lino flooring.

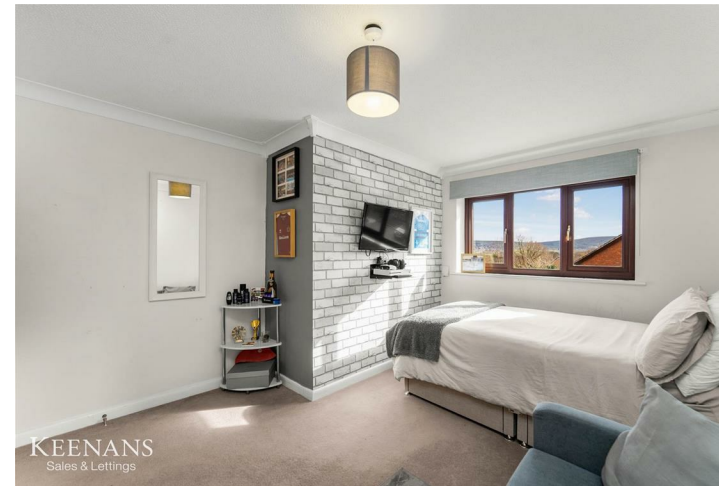
## External

## Rear

Enclosed garden with laid to lawn, composite decking, outside bar, paving and mature shrubbery.

## Front

Laid to lawn garden, stone chippings, block paving, mature shrubbery, tarmac driveway and access to garage.



Tel: 01282469023

www.keenans-estateagents.co.uk