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Horsfall

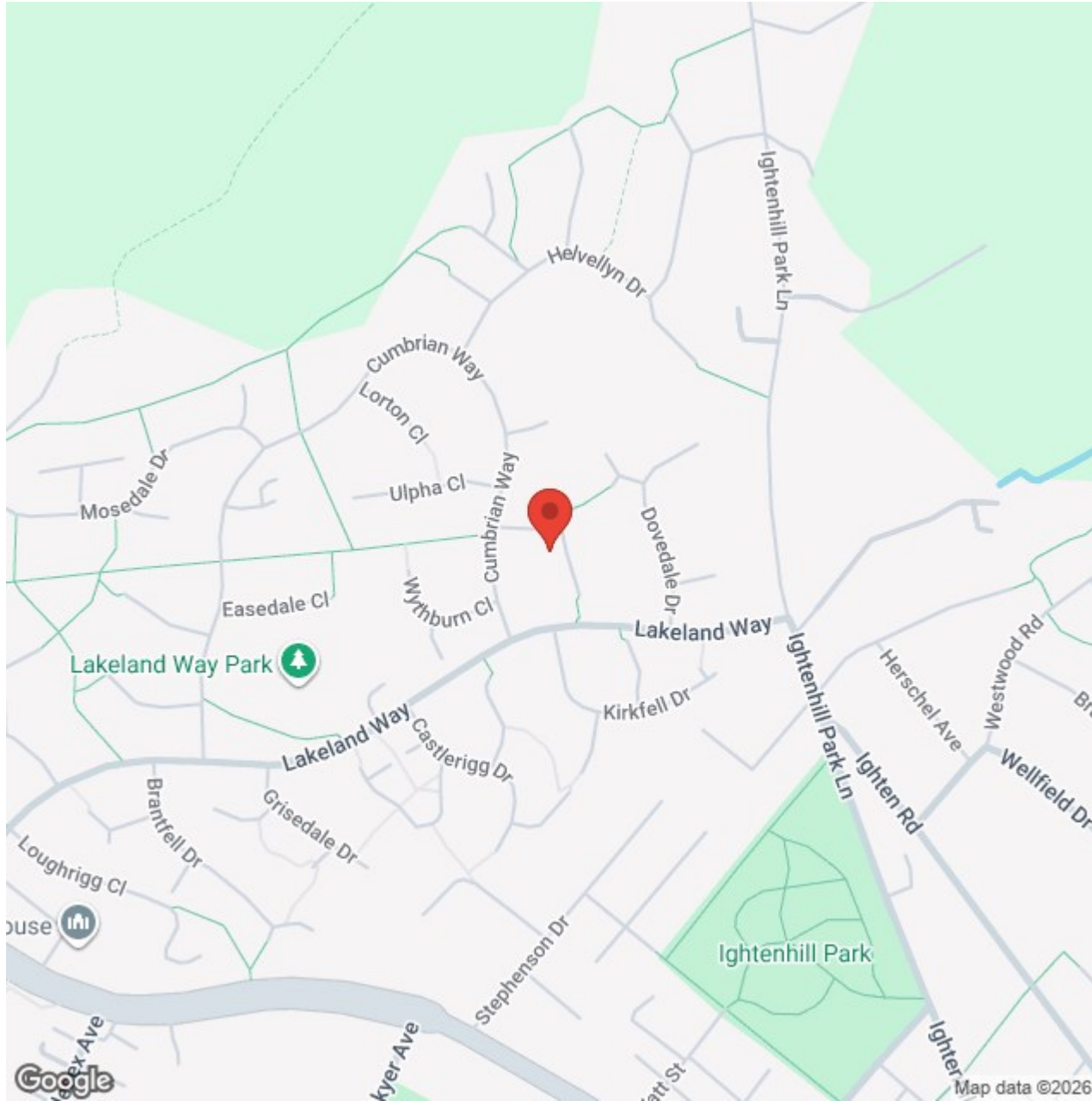
BB12 8TW

## Loweswater Crescent, Burnley Offers In The Region Of £435,000

- Beautifully presented four bedroom detached family home
- Stunning open plan breakfast kitchen with Corian worktops & island
- Bi-folding doors opening onto the rear garden
- Underfloor heating throughout the ground floor
- Principal bedroom with walk-in dressing room & ensuite
- Integral garage, driveway & enclosed rear garden

A spacious and beautifully presented four bedroom detached family home offering generous and versatile living accommodation throughout. The property features an impressive open plan breakfast kitchen which forms the heart of the home, complete with a central island and dining area, ideal for modern family living and entertaining. The ground floor further benefits from multiple reception rooms including a living room, dining/games room and a study, along with a useful laundry room, ground floor WC and internal access to the integral garage. The downstairs living accommodation also benefits from underfloor heating throughout. To the first floor are four well proportioned bedrooms, two of which benefit from their own ensuite facilities, whilst the principal bedroom also enjoys a walk-in dressing room and ensuite bathroom. A modern family bathroom serves the remaining bedrooms. Externally the property offers a driveway providing off road parking and access to the garage, along with an enclosed rear garden with lawn and patio area, perfect for outdoor seating and family use.







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# Lancashire

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## GROUND FLOOR

### ENTRANCE PORCH

### HALLWAY

A welcoming entrance hallway providing access to the ground floor accommodation and staircase leading to the first floor. The space is well presented with a modern neutral décor, complemented by carpeted flooring and stylish oak internal doors throughout. The staircase features a contemporary glass and oak balustrade, adding a modern touch, whilst the hallway provides a bright and practical introduction to the home with access through to the main living areas including the impressive open plan kitchen.

### LIVING ROOM 16'6" x 10'8" (5.05m x 3.26m)

A well-proportioned and inviting living room positioned to the front of the property, enjoying plenty of natural light through a large bay window overlooking the front garden. The room is beautifully presented and features a contemporary wall-mounted electric fire, recessed spot lighting and a neutral décor which enhances the sense of space. Double sliding doors open through to the dining room / games room, allowing the space to be used either separately or opened up for entertaining and family gatherings.

### DINING ROOM / GAMES ROOM 23'2" x 10'7" (7.08m x 3.24m)

A superb extended reception space currently utilised as a dining room and games room, offering excellent versatility for modern family living. The dining area comfortably accommodates a large table, making it ideal for entertaining and family meals, whilst the extended section provides a fantastic recreational space. The room benefits from a vaulted ceiling with skylight, allowing plenty of natural light to flow through, along with bi-folding doors which open out onto the rear garden, creating an excellent indoor and outdoor entertaining space.

### SITTING ROOM / STUDY 16'11" x 7'3" (5.17m x 2.22m)

A versatile reception room located to the front of the property, currently utilised as a home office and study. This well-proportioned space enjoys pleasant views over the front garden through a large window which allows plenty of natural light to flow through. The room offers excellent flexibility and could easily serve a variety of purposes including a home office, playroom, snug or additional sitting room depending on a buyer's needs.

### GROUND FLOOR WC

A modern two-piece ground floor cloakroom comprising a low level WC and wash hand basin with chrome mixer tap set within a vanity unit. The room is fully tiled and benefits from a frosted window allowing natural light whilst maintaining privacy. A useful addition to the ground floor accommodation, ideal for guests and everyday family convenience.

### BREAKFAST KITCHEN 15'4" x 14'6" (4.68m x 4.42m)

A stunning open plan breakfast kitchen forming the heart of the home, designed with both style and functionality in mind. The space is fitted with a range of high gloss wall and base units complemented by sleek Corian work surfaces and a large central island incorporating additional storage and a breakfast bar with seating. The kitchen also benefits from a Quooker boiling water tap along with integrated appliances including twin ovens, microwave, induction hob with ceiling mounted extractor, dishwasher and space for an American style fridge freezer. A long window above the sink floods the room with natural light whilst providing pleasant views over the rear garden.

### DINING AREA 10'5" x 7'8" (3.18m x 2.34m)

Positioned within the open plan kitchen, the dining area provides an ideal space for everyday family meals and entertaining guests. The room comfortably accommodates a dining table and enjoys plenty of natural light via French doors which open directly out onto the rear garden, creating a seamless connection between the indoor and outdoor spaces. A contemporary media wall with fitted shelving and space for a wall mounted television adds a stylish focal point to the room, whilst the open layout allows the dining area to flow effortlessly with the kitchen, making it a highly sociable and functional part of the home.

### LAUNDRY ROOM 7'7" x 7'1" (2.33m x 2.16m)

A practical and well-designed laundry room fitted with additional base units and work surfaces, providing excellent space for laundry appliances including a washing machine and tumble dryer. The room offers useful storage and preparation space, making it ideal for everyday household tasks.

### GARAGE 18'6" x 7'8" (5.66m x 2.35m)

A spacious integral garage accessed via an up-and-over door, providing secure parking or excellent additional storage space. The garage is also accessible internally from the house, making it highly convenient for everyday use and offering potential for use as a workshop, storage area or further utility space if required.

## FIRST FLOOR / LANDING

### BEDROOM ONE 14'0" x 10'3" (4.27m x 3.13m)

A generous principal bedroom positioned to the front of the property, offering a bright and spacious retreat with ample room for a large bed and additional furnishings. The room is well presented with neutral décor and carpeted flooring, whilst a large window allows plenty of natural light to fill the space. The bedroom also benefits from direct access to a walk-in dressing room and a modern ensuite shower room, creating an excellent principal suite.

### BATHROOM 6'7" x 5'5" (2.03m x 1.67m)

A modern ensuite bathroom comprising a panelled bath with shower over and glass shower screen, low level WC and a vanity wash hand basin with storage beneath. The room is finished with tiled walls and benefits from a window allowing natural light and ventilation.

### WALK-IN DRESSING ROOM 6'11" x 5'4" (2.11m x 1.63m)

A useful walk-in dressing room accessed directly from the principal bedroom, providing excellent storage space for clothing and accessories. The room offers a practical and well organised area, perfectly complementing the main bedroom and ensuite to create a comfortable principal suite.

### BEDROOM TWO 12'3" x 10'11" (3.75m x 3.33m)

A well proportioned double bedroom positioned to the front of the property, featuring fitted wardrobes which provide excellent storage. The room benefits from a large window allowing plenty of natural light and also enjoys the added advantage of its own ensuite shower room, making it an ideal guest bedroom or secondary principal bedroom.

### SHOWER ROOM 5'10" x 6'3" (1.80m x 1.93m)

A modern three-piece ensuite comprising a corner shower enclosure, low level WC and a wash hand basin with storage beneath. The room is finished with tiled walls and provides a practical and convenient addition to the bedroom.

### BEDROOM THREE 9'5" x 16'3" (2.89m x 4.96m)

A spacious double bedroom positioned to the rear of the property, featuring two windows which allow plenty of natural light to fill the room. Well presented throughout with modern décor and flooring, the room offers ample space for bedroom furniture and would make an excellent guest room or additional family bedroom.

### BEDROOM FOUR 9'8" x 7'10" (2.96m x 2.39m)

A well presented bedroom positioned to the rear of the property, enjoying pleasant views over the garden. The room benefits from a large window allowing plenty of natural light and offers versatile use as a bedroom, home office or dressing room depending on a buyer's requirements.

### BATHROOM 5'7" x 7'1" (1.71m x 2.17)

A modern three-piece bathroom suite comprising a panelled bath with shower over and glass shower screen, low level WC and a wash hand basin. The room is finished with tiled walls and benefits from a window allowing natural light and ventilation.

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/loweswater-crescent-burnley>

## LOCATION

Situated in a popular residential area, this property enjoys a convenient location with a range of amenities nearby including local shops, supermarkets, schools and leisure facilities. The property is well positioned for access to Burnley town centre and neighbouring towns such as Padiham and Nelson, whilst excellent transport links including the M65 motorway network provide easy commuting to surrounding areas including Blackburn, Preston and Manchester. The area also benefits from nearby parks and countryside, offering pleasant walking routes and outdoor recreational opportunities.

## PUBLISHING

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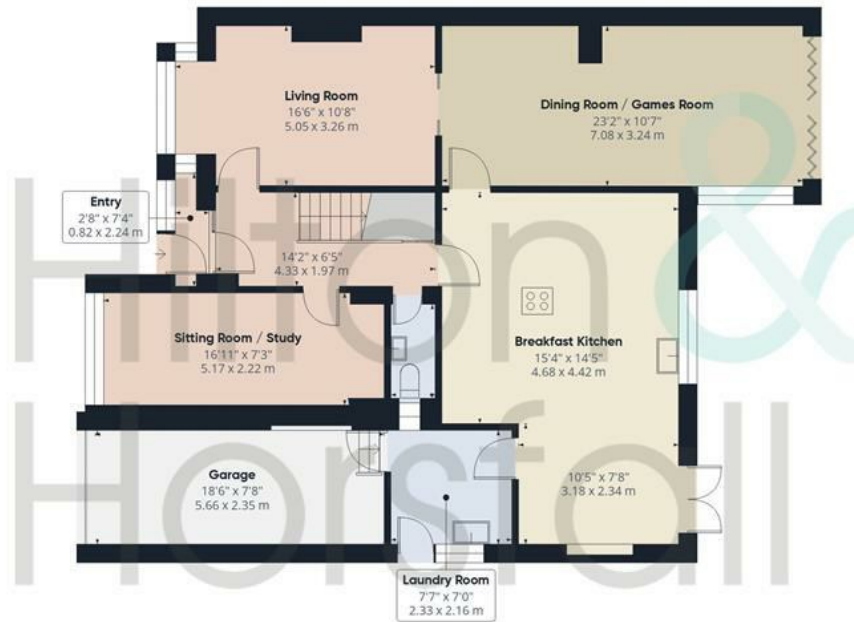


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## OUTSIDE

Externally the property benefits from a well maintained frontage with a driveway providing off road parking and access to the integral garage.

To the rear is a generous enclosed garden offering a good degree of privacy, mainly laid to lawn with a paved patio seating area which is ideal for outdoor dining and entertaining during the warmer months. The garden is bordered by fencing and mature planting, creating a pleasant outdoor space for families to enjoy.



Ground Floor

Approximate total area<sup>(1)</sup>

1928 ft<sup>2</sup>

179 m<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

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



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