



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	43	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Deerplay Close, Burnley, BB10 2EA

£350,000

A STUNNING THREE BEDROOM TRUE BUNGALOW IN A DESIRABLE LOCATION

Presenting Deerplay Close, Burnley, this exquisite three-bedroom detached true bungalow has been fully renovated to an exceptional standard, offering a perfect blend of modern living and comfort. As you step inside, you are greeted by a stunning contemporary open-plan kitchen and living area, which seamlessly flows into a cosy living space adorned with a log burner, creating an inviting atmosphere for both relaxation and entertaining.

The high-end kitchen is equipped with top-of-the-range appliances, ensuring that culinary enthusiasts will feel right at home. The property boasts two spacious double bedrooms, each designed with comfort in mind. The versatile third bedroom can easily serve as a playroom, office, snug, or additional bedroom, catering to your lifestyle needs.

The beautifully designed shower room features modern fixtures and fittings, adding a touch of luxury to your daily routine. Outside, the landscaped rear garden offers breathtaking views, providing a serene backdrop for outdoor gatherings or quiet moments of reflection. The luxurious hot tub invites you to unwind and enjoy the tranquil surroundings.

For your convenience, the property includes a driveway with ample space for multiple vehicles, an electric car charger, and solar panels, which contribute to energy efficiency and cost savings. This remarkable bungalow is not just a home; it is a lifestyle choice, perfectly situated in a desirable location. Do not miss the opportunity to make this stunning property your own.

Deerplay Close, Burnley, BB10 2EA

£350,000

 3  1  2  E

- Tenure Freehold
- Council Tax Band C
- EPC Rating E
- Ample Off Road Parking With EV Charging Point
- Three Well Proportioned Bedrooms
- Open Plan Living/Kitchen And Dining Area
- Sought After Location
- Landscaped Rear Garden
- Viewing Essential
- Easy Access To Major Network Links

Ground Floor

Entrance

Composite door to hall.

Hall

11'10 x 10'4 (3.61m x 3.15m)

Central heating radiator, loft access, smoke alarm, doors to open plan living/kitchen/dining area, three bedrooms and shower room.

Open Plan Living/Kitchen/Dining Area

22'11 x 21'2 (6.99m x 6.45m)

Three upright central heating radiators, log burner with partial decorative black brick effect surrounding wall, television point, panel wall and base units, quartz work top and upstands, central island, Belfast sink with draining ridges and boiling water tap, space for three door range cooker and five ring gas hob, stainless steel splash back and extractor hood, integrated microwave, space for American style fridge freezer, wine cooler, pendant lighting, spotlights, smoke alarm, bi fold doors to rear, door to garage and wood effect tiled flooring.

Garage/Utility

21'4 x 15' (6.50m x 4.57m)

UPVC frosted window, meters, solar panel power unit, panel wall and base unit, granite effect work top, plumbed for washing machine, Vaillant boiler, storage, smoke alarm and EV charger.

Bedroom One

12'8 x 11'3 (3.86m x 3.43m)

UPVC double glazed window, central heating radiator, fitted wardrobe and vanity unit, television point.

Bedroom Two

10'7 x 9'11 (3.23m x 3.02m)

UPVC double glazed window and central heating radiator.

Bedroom Three/Snug

12'6 x 11'11 (3.81m x 3.63m)

UPVC double glazed window and central heating radiator.

Shower Room

6'5 x 6'3 (1.96m x 1.91m)

UPVC frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, walk in direct feed rainfall shower and rinse head, spotlights, tiled elevation, tiled floor and under lighting.

External

Rear

Enclosed laid to lawn garden, Indian stone paving, log storage, (cold/hot) hot tub, outdoor barbecue, composite decking, outdoor lighting and slate chippings.

Front

Solar panels x 20, block paved effect imprinted drive with feature tree, EV charger and slate chippings.



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