

Because life is

PettyTM
Real

9 Pendle Fields
Fence
BB12 9HN



For Sale

- Spacious detached true bungalow in Pendle Fields, Fence
- Excellent plot in a highly sought-after village location
- Welcoming hallway with convenient separate WC
- Large lounge diner forming the main living space
- Conservatory providing a bright additional reception area
- Fitted kitchen with good storage and worktop space

Offers In The Region Of £395,000

- Three well-proportioned bedrooms
- Generous four-piece bathroom
- Attached double garage plus driveway with ample parking
- Sold with no onward chain



Situated within the prestigious Pendle Fields development in Fence, this spacious detached true bungalow offers an exceptional opportunity for buyers seeking single-storey living in a highly desirable village setting. Occupying an excellent plot with generous outdoor space, the property provides both comfort and potential for modernisation. Offered for sale with no onward chain, it presents a straightforward purchase for downsizers, families, or anyone looking for a well-proportioned bungalow in a prime residential location.

The accommodation is arranged around a welcoming hallway that gives access to all main rooms, ensuring an easy and practical flow throughout. A separate WC is conveniently positioned off the hall for day-to-day use. The spacious lounge diner forms the main living hub, offering ample room for both relaxation and dining. From here, access leads into the conservatory, a bright and versatile additional living space that enjoys pleasant views of the garden and can be used year-round.

The fitted kitchen provides a functional layout with plenty of storage and worktop space, and offers scope for updating to suit modern tastes. The property benefits from three good-sized bedrooms, each suitable for various uses, including double bedrooms, guest accommodation, or a home office. Completing the internal layout is a generous four-piece bathroom featuring a bath, separate shower, wash basin, and WC.

Externally, the bungalow occupies an impressive plot, enhancing its appeal and long-term potential. The attached garage provides secure parking or valuable storage, while the driveway offers ample off-road parking for multiple vehicles. Attractive gardens to both the front and rear offer pleasant outdoor areas ideal for seating, gardening, or simply enjoying the peaceful surroundings that Pendle Fields is known for.

With its spacious accommodation, excellent plot and sought-after location in Fence, this property presents a rare opportunity not to be missed.



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.

11 Albert Road, Colne, Lancashire, BB8 0RY
T. 01282 615900
Barrowford.sales@pettyreal.co.uk

www.pettyreal.co.uk