



Hilton &
Horsfall

BB10 4JP

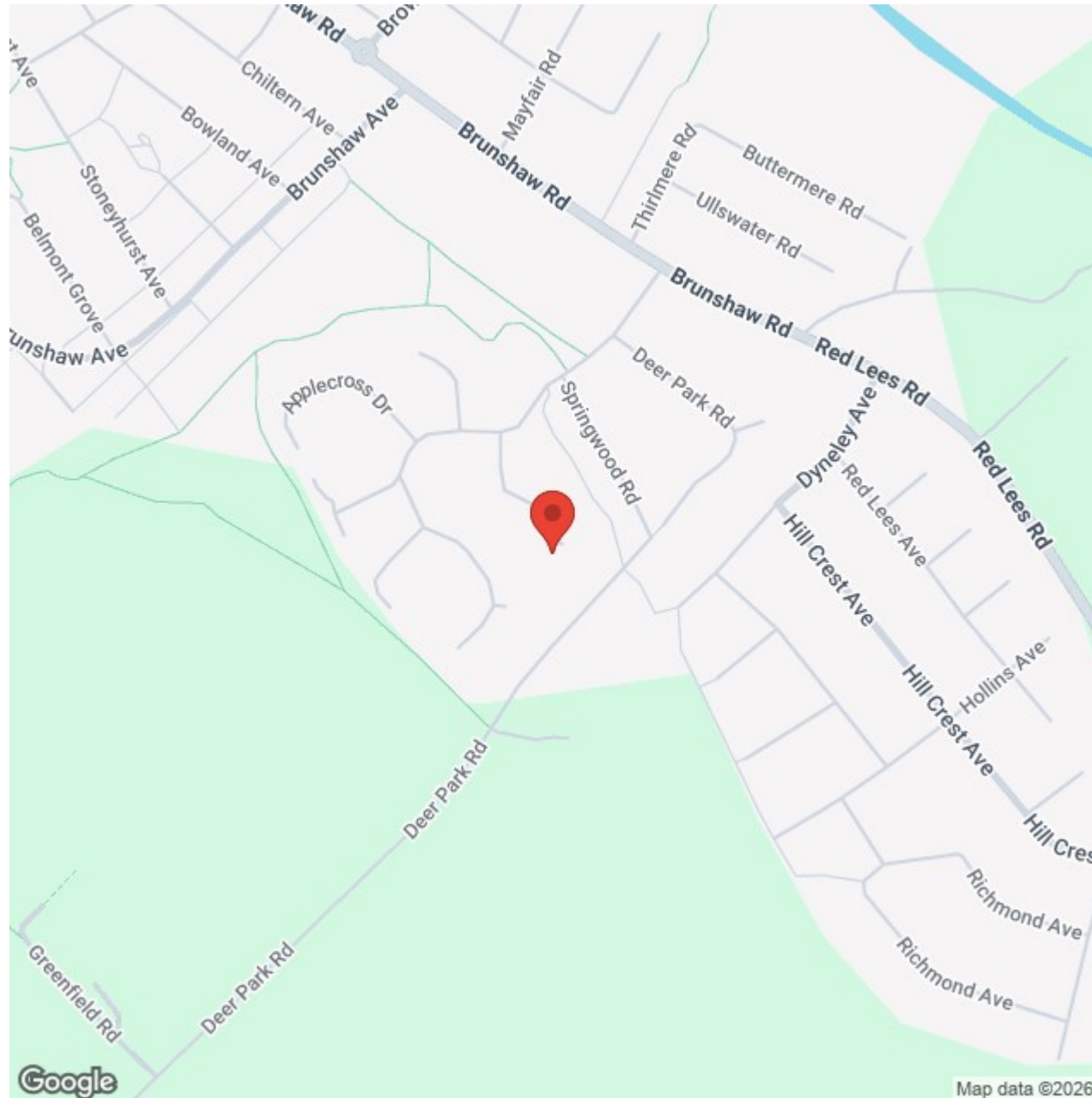
Applecross Drive, Burnley

Offers In The Region Of £450,000

- Fully refurbished detached family home
- Stunning high-spec German dining kitchen
- Four well-proportioned bedrooms
- Master bedroom with stylish ensuite
- South-facing rear garden & garden room
- Double garage, driveway & EV charging point

An exceptional family home finished to a high standard throughout, offering spacious and beautifully presented accommodation ideal for modern living. The standout feature is the stunning open plan dining kitchen, fitted with a high specification German kitchen incorporating integrated appliances, a central island with built-in extraction hob, and sleek LED lighting to both the units and overhead light bar. This impressive space seamlessly connects to the dining and living area, creating a true heart of the home, further complemented by a separate garden room overlooking the south-facing garden. The ground floor also benefits from an inviting entrance hallway, ground floor WC and a useful utility area. To the first floor, the property continues to impress with four well-proportioned bedrooms, including a generous principal bedroom with a stylish ensuite shower room. The remaining bedrooms are served by a modern house bathroom, all finished in keeping with the high standard seen throughout. Externally, the property enjoys a south-facing rear garden along with a driveway and double garage, making this an ideal home for families seeking both space and quality in a desirable setting.







Lancashire

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GROUND FLOOR

ENTRANCE HALLWAY 6'3" x 14'5" (1.92m x 4.41m)

A welcoming and stylish entrance hallway finished to a high standard, featuring modern flooring and a contemporary staircase with glass balustrade. The space provides access to the ground floor accommodation and offers a bright and airy first impression of the home.

GROUND FLOOR WC

A modern two-piece suite comprising a low-level WC and pedestal wash basin, finished with contemporary fittings and clean, neutral décor.

LIVING ROOM 11'10" x 16'6" (3.62m x 5.04m)

A beautifully presented and spacious living room offering a light and airy feel throughout, with a large bay window allowing in plenty of natural light. The room has been finished to a high standard with neutral décor and quality flooring, creating a warm and inviting space ideal for relaxing or entertaining. A contemporary feature fireplace provides a central focal point, while the generous proportions allow for a full suite of furniture.

DINING KITCHEN 27'0" x 10'11" (8.23m x 3.33m)

A stunning, high-spec open plan dining kitchen which has been fully refurbished to an exceptional standard, featuring a contemporary German kitchen with sleek handleless units and high-quality integrated appliances. A large central island with quartz work surfaces provides both additional preparation space and a sociable focal point, complete with a modern induction hob incorporating a built-in extraction system. The kitchen is further enhanced by LED lighting beneath the worktops and a striking overhead LED light bar above the cooking area. The space is flooded with natural light and offers ample

room for a dining table and seating area, with open access through to the garden room via bi-folding doors. The kitchen also incorporates a useful utility area, providing additional storage and space for appliances.

GARDEN ROOM 15'11" x 11'8" (4.86m x 3.57m)

A superb addition to the property, this bright and spacious garden room features a glass roof and surround glazing, allowing for an abundance of natural light while enjoying pleasant views over the south-facing rear garden. The space offers a versatile area ideal for relaxing or entertaining, with direct access out onto the patio, creating a seamless connection between indoor and outdoor living.

FIRST FLOOR / LANDING

BEDROOM ONE 12'6" x 14'2" (3.83m x 4.34m)

A spacious and beautifully presented double bedroom positioned to the front of the property, finished in a modern neutral style and offering ample space for freestanding furniture. The room benefits from a pleasant outlook, creating a calm and comfortable space. Access is provided through to a stylish ensuite shower room.

SHOWER ROOM 5'2" x 4'11" (1.58m x 1.50m)

A stylish and modern three-piece ensuite comprising a walk-in shower enclosure, low-level WC and a vanity wash basin. Finished with contemporary tiling and high-quality fittings, creating a sleek and well-appointed space.

BEDROOM TWO 10'5" x 13'6" (3.19m x 4.14m)

A well-proportioned double bedroom positioned to the rear of the property, enjoying a pleasant outlook. The room is finished in a modern neutral style and offers ample space for bedroom furniture, making it an ideal guest room or additional family bedroom.

BEDROOM THREE 10'2" x 9'7" (3.11m x 2.94m)

A further well-proportioned bedroom positioned to the rear of the property, benefiting from a pleasant outlook. The room is finished in a modern neutral style and would make an ideal bedroom, nursery or home office.

BEDROOM FOUR 7'8" x 12'7" (2.36m x 3.85m)

A well-proportioned fourth bedroom located to the front of the property, currently utilised as a home office. The room offers ample space for bedroom furnishings and is finished in a light, neutral décor, making it versatile for a range of uses including a guest room, nursery or study.

BATHROOM 5'2" x 9'4" (1.59m x 2.87m)

A beautifully appointed three-piece family bathroom comprising a panelled bath with shower over and glass screen, a low level WC and a sleek vanity wash basin. The room is finished with modern tiled elevations and flooring, complemented by a heated towel rail and recessed ceiling spotlights. A frosted window allows for natural light whilst maintaining privacy, completing this stylish and contemporary space.

DOUBLE GARAGE 16'11" x 15'9" (5.18m x 4.82m)

A spacious double garage fitted with two insulated sectional up-and-over doors, both electrically operated for ease of access. The garage is equipped with power and lighting, making it ideal for secure parking, storage or potential workshop use. The property's system boiler is also housed here.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/applecross-drive-burnley>

LOCATION

Situated in a highly desirable residential area, this property enjoys a peaceful setting whilst remaining conveniently positioned for access to local amenities, schools and transport links. The village offers a range of everyday facilities including shops, cafes and well-regarded schools, making it ideal for families. Surrounded by beautiful countryside, the location is perfect for those who enjoy outdoor pursuits, with scenic walks and open landscapes right on the doorstep. Excellent connectivity to nearby towns and villages ensures easy commuting, whilst still retaining a semi-rural feel.

PUBLISHING

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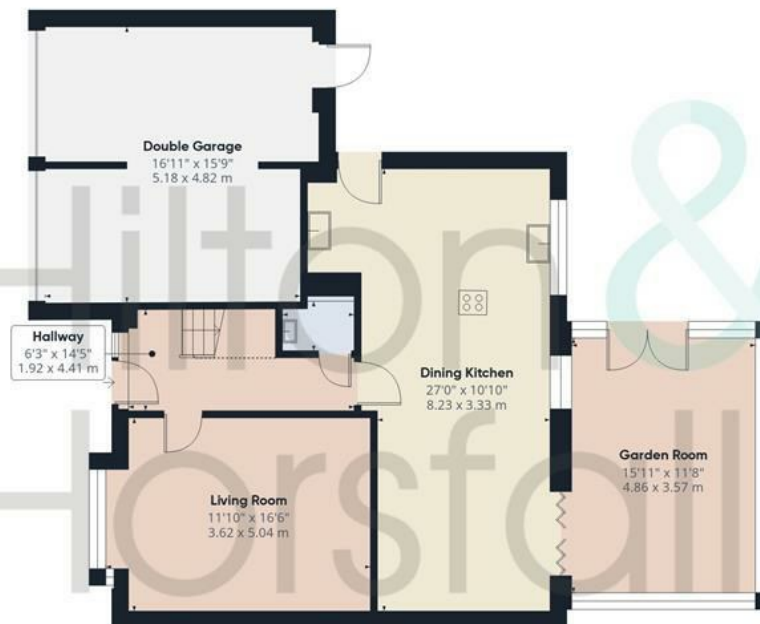




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OUTSIDE

Externally, the property occupies a superb plot with well-maintained gardens to the rear, enjoying a desirable south-facing aspect—perfect for making the most of the sun throughout the day. The garden offers a good degree of privacy and is mainly laid to lawn with a paved patio area, ideal for outdoor dining and entertaining. To the front, there is a driveway providing off-road parking and access to the double garage. The overall setting is neat, attractive and well-kept, complementing the quality of the accommodation within.



Floor 1

Approximate total area⁽¹⁾

1740 ft²

161.8 m²

Reduced headroom

14 ft²

1.3 m²



Floor 2

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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