



35 Pendle Fields

Fence, Burnley

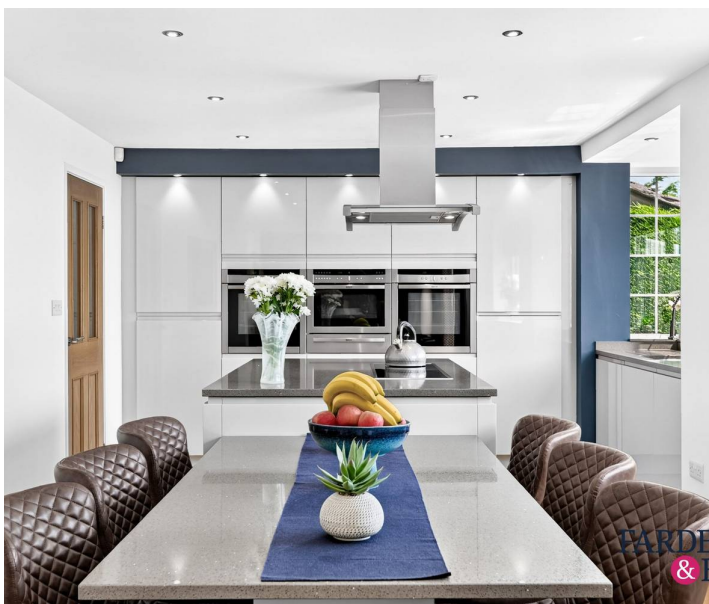
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Fence Village Location
- Detached 4 Bedrooms
- Main bedroom with dressing room and en-suite
- Gas Central Heating + uPVC Double Glazing
- Immaculately Presented Throughout
- Open Kitchen and Dining Room with Granite Surfaces & Integrated Appliances
- Utility Room + Downstairs WC
- Driveway + Integral Garage + EV Charging point



Ground Floor

The ground floor sets an exceptional tone from the moment you enter, with a welcoming entrance hallway, beautifully finished décor and access to a downstairs WC. To the front sits an elegant main living room, offering a calm and refined space with a feature fireplace, soft neutral tones and a large front window drawing in natural light. To the rear, the home opens into a truly impressive kitchen, dining and living space, designed perfectly for modern family life. The kitchen is fitted with sleek contemporary cabinetry, granite work surfaces and a superb range of integrated appliances including two ovens, warming drawer, dishwasher and fridge freezer. Oak flooring adds warmth and flow through the space, while the dining and living area creates a stunning social hub with bifold doors overlooking the rear. A separate utility room provides excellent additional practicality, keeping the main kitchen space beautifully streamlined.

First Floor

The first floor continues the home's impressive sense of space and quality, with a bright landing leading to four beautifully presented bedrooms and the main family bathroom. The principal bedroom is a standout feature, offering generous proportions, stylish décor and a dedicated dressing area, creating a luxurious and practical private suite. From here, there is access to a modern en-suite shower room, finished with contemporary tiling, a shower enclosure, WC and wash basin. Three further bedrooms provide excellent flexibility for children, guests or home working, all presented to a high standard with neutral finishes and plenty of natural light. The family bathroom is equally impressive, fitted with a four-piece suite including bath, separate shower enclosure, WC and wash basin, complemented by elegant tiling and chrome fittings. A superb first-floor layout, perfectly suited to modern family living.



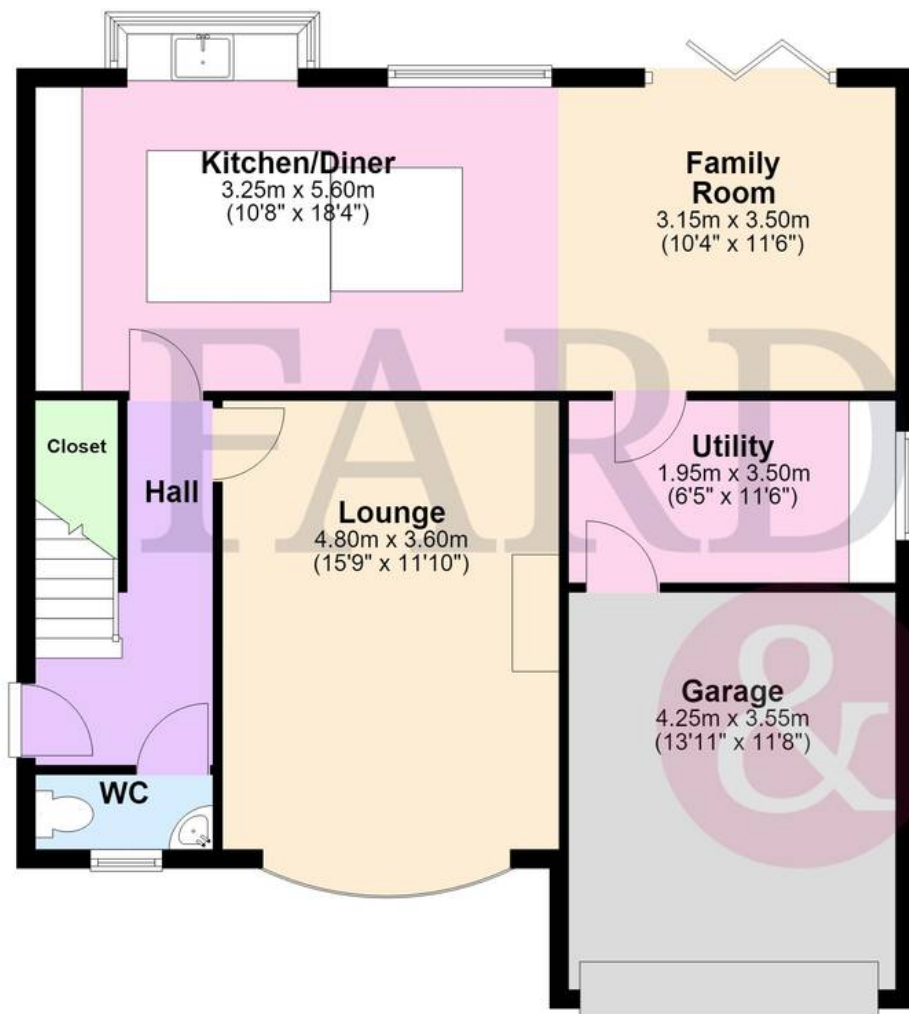


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

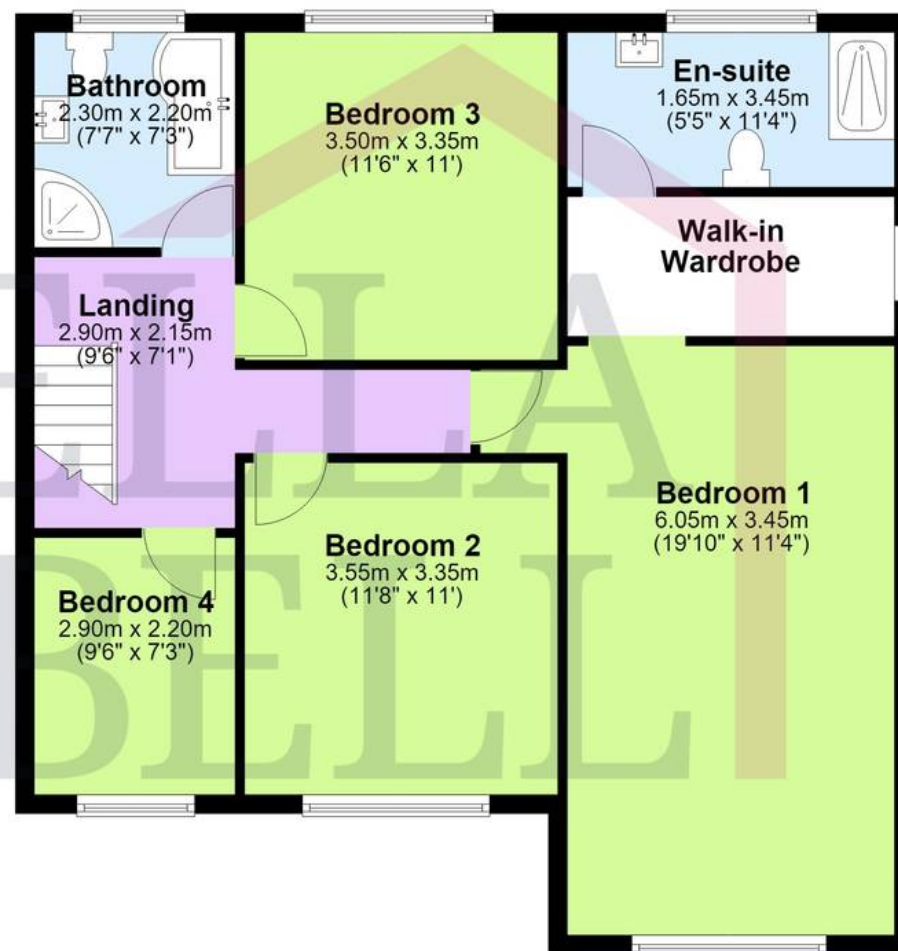




Ground Floor



First Floor



Total area: approx. 162.2 sq. metres (1745.8 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s)
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 Plan produced using PlanUp.

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GARDEN

Externally, this impressive home enjoys superb kerb appeal, with an attractive stone façade, neatly maintained lawned frontage, planted borders and a generous driveway providing off-road parking and access to the garage. Gated side access leads through to the rear, where the garden has been beautifully landscaped to create a private and highly usable outdoor space. The rear garden is mainly laid to lawn, enclosed by mature hedging and fencing, offering an excellent sense of privacy. A raised decked seating area flows directly from the rear living space, creating the perfect spot for outdoor dining, entertaining or relaxing in the sunshine, while a further paved patio provides additional seating space. With its manicured lawn, established boundaries and multiple seating areas, the outside space feels like a true extension of the home and is perfectly suited to families and those who love to entertain.

GARAGE

Single Garage

DRIVEWAY

2 Parking Spaces

EV CHARGING





**BRITISH
PROPERTY
AWARDS**

2025

★★★★★

GOLD WINNER

ESTATE AGENT
IN BURNLEY



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