



4 Hartley Drive

Nelson

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Council Tax Band D - Freehold Tenure
- Approx. 1,347 Sq Ft of Accommodation
- En-Suite Shower Room to Principal Bedroom
- Four Well-Proportioned Bedrooms
- Driveway Parking
- Garage
- Popular Residential Location
- Detached Family Home



Ground Floor

Step inside through the welcoming entrance hall, where a useful cloakroom/WC and staircase to the first floor provide a practical introduction to the home. The lounge is a bright and inviting reception room, enhanced by a beautiful bay window that allows natural light to pour in throughout the day. Generous proportions make this an ideal space for relaxing with family or entertaining guests. Positioned to the front of the property, the dining room offers a wonderful setting for family meals, celebrations and special occasions. The contemporary kitchen has been thoughtfully designed with a range of sleek fitted units, integrated appliances and ample worktop space. There is also room for informal dining, making it a practical hub for busy family life. Completing the ground floor is the integral garage, providing useful storage, secure parking or potential for future conversion, subject to any necessary permissions.

First Floor

The first floor offers four well-proportioned bedrooms arranged around a central landing. The standout feature is the impressive principal suite. Designed as a private retreat, this generous space incorporates a dedicated sleeping area, a separate dressing and make-up area, and a stylish en-suite shower room. It is a layout that provides both comfort and practicality, creating a true sanctuary within the home. Bedroom two is another spacious double room, while bedrooms three and four are also excellent sizes and offer flexible accommodation for guests, home working or hobbies. The family bathroom is well-appointed with contemporary fittings and serves the remaining bedrooms.







GARDEN

Garage

Driveway

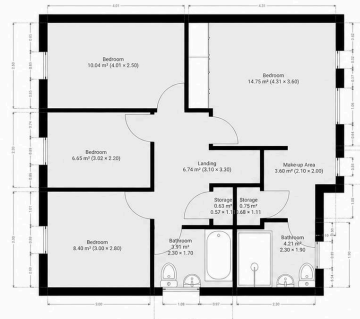
External

Occupying a pleasant position within a popular residential development, the property benefits from attractive kerb appeal and a generous driveway providing off-road parking alongside the integral garage. To the rear, the enclosed garden has been designed for both relaxation and entertaining. A well-maintained lawn offers space for children to play, while the raised patio seating area provides the perfect spot for outdoor dining, summer barbecues and enjoying warmer evenings with family and friends. The enclosed nature of the garden creates a safe and private environment, making it ideal for families and pet owners alike.



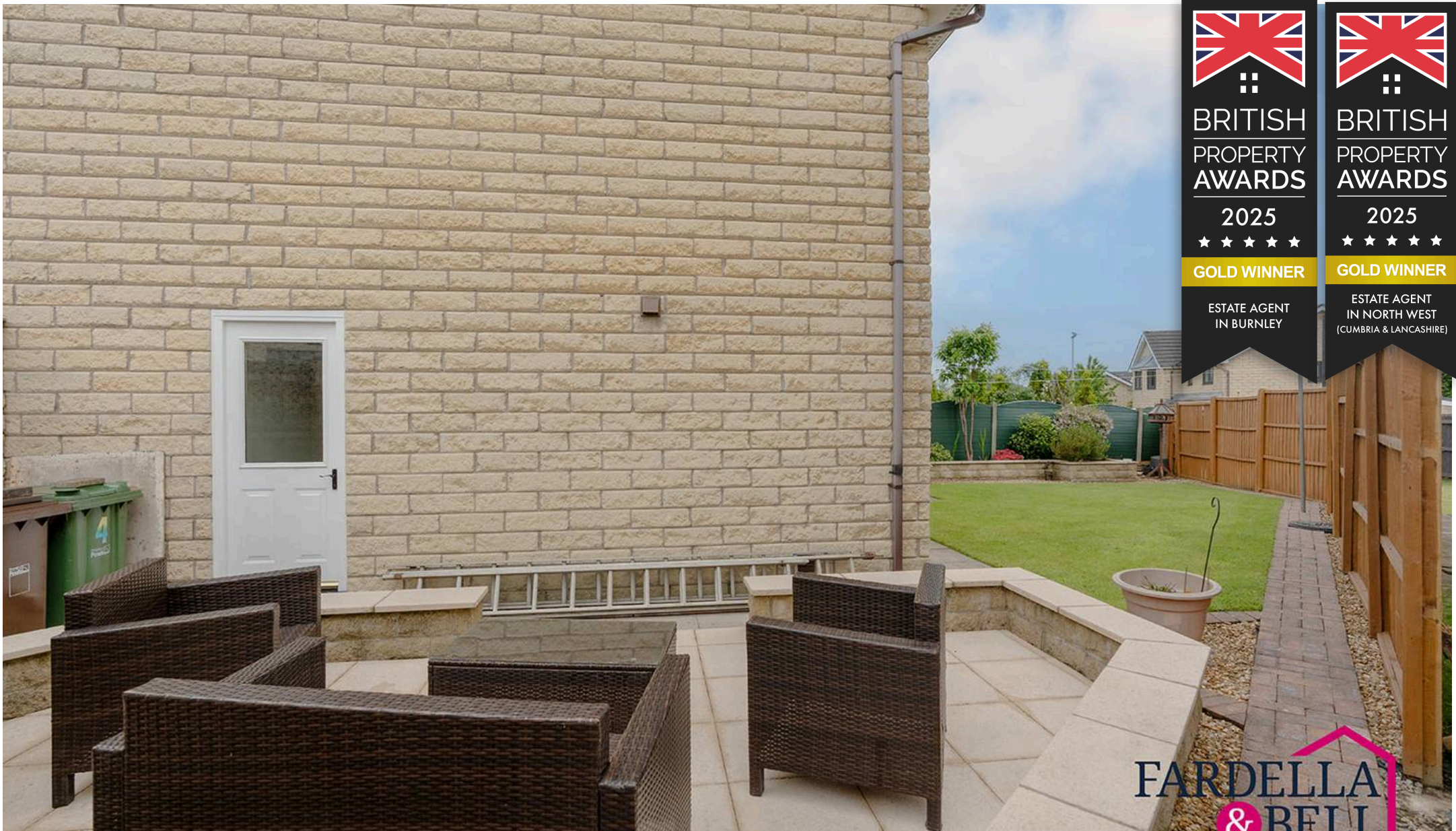
Total Property Area: approx - 125.15 Sq Meters (1,347.10 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any half floor areas), openings and orientation are approximate. No details area guaranteed, they cannot be used as a basis for any agreement. No liability is taken for any error.



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