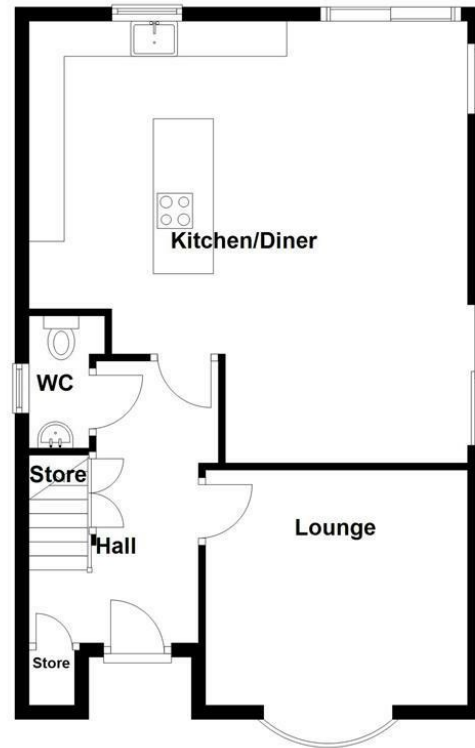
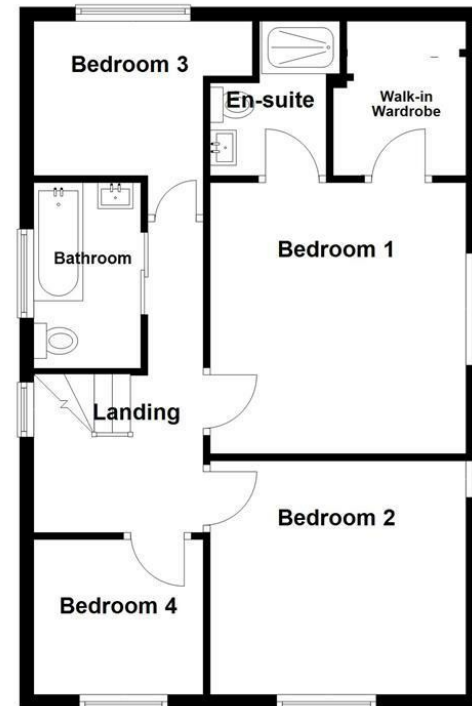


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

## Ormerod Street, Burnley, BB10 3NU

£625,000

THE MOST EXCEPTIONAL DETACHED FAMILY HOME IN THE HEART OF WORSTHORNE

Nestled on Ormerod Street in the charming village of Worsthorne, Burnley, this exquisite detached family home is a true gem. Having been thoughtfully extended and updated to the highest standard, the property boasts immaculate presentation and a wealth of indoor and outdoor space, making it ideal for modern family living.

As you step inside, you are welcomed by a stunning open plan kitchen diner, which serves as the heart of the home. This well-lit space is perfect for family meal times, gatherings, and entertaining guests, featuring top-quality fixtures and fittings that enhance its stylish appeal. The ground floor also includes a comfortable reception room, providing a cosy area for relaxation.

The first floor is home to four generously sized bedrooms, each designed with comfort in mind. The main bedroom features a walk-in wardrobe and an en suite bathroom, offering a private retreat for the homeowners. The additional bedrooms are perfect for family members or guests, ensuring everyone has their own space.

Externally, the property is surrounded by idyllic wrap-around gardens, which include well-maintained lawns, paving, and mature shrubs, creating a serene outdoor environment. The off-road

# Ormerod Street, Burnley, BB10 3NU

£625,000

 4  2  1  D

- An Exquisite Detached Family Home
- An Impressive Plot
- EPC D
- Off Road Parking
- Fully Renovated Throughout
- Desirable Location
- Council Tax Band E
- Immaculate Presentation
- Countryside Views
- Tenure Freehold

## Ground Floor

### Entrance

Composite double glazed frosted Rock door to the hallway.

### Hallway

13'1 x 7'5 (3.99m x 2.26m)

Cast iron central heating radiator, fitted under staircase storage, smoke alarm, store cupboard, wood effect tiled flooring, oak doors to the lounge, kitchen diner, WC and oak staircase to the first floor.

### WC

6'1 x 2'11 (1.85m x 0.89m)

UPVC double glazed frosted window, heated towel rail, a two piece suite comprising of a dual flush WC, wall mounted wash basin with mixer tap, tiled elevations, spotlights, extractor fan, wood effect tiled flooring.

### Reception Room

12'7 x 12'3 (3.84m x 3.73m)

UPVC double glazed way window, UPVC double glazed window, cast iron central heating radiator, coving, electric multi setting living flame LED fire, television point.

### Kitchen Diner

21'7 x 20'2 (6.58m x 6.15m)

Two UPVC double glazed windows, upright central heating radiator, plinth heater, a range of grey matte wall and base units, granite surface, inset composite sink with a high spout spring mixer tap, integrated electric high rise Neff oven with slide and hide away door. Integrated Neff combination microwave and warming drawer, five ring induction hob, space for American Fridge freezer, integrated Neff dishwasher, integrated full length Freezer, integrated Worcester boiler, integrated pan drawers with pull out cutlery and spice rack, integrated bins, plumbing for washing machine and dryer, spotlights, smoke alarm, wood effect tiled flooring, UPVC double glazed French doors to the rear and UPVC double glazed sliding door to the rear.

## First Floor

### Landing

15'4 x 7'11 (4.67m x 2.41m)

UPVC double glazed frosted window, coving, smoke alarm, loft access, doors to four bedrooms and bathroom.

### Bedroom One

12'10 x 11'11 (3.91m x 3.63m)

UPVC double glazed window with integrated shutters, cast iron central heating radiator, wood panelled elevations, oaks doors to the en suite and walk in wardrobe.

### Walk In Wardrobe

8'6 x 6'2 (2.59m x 1.88m)

Fitted open wardrobes and shelving.

### En Suite

8'6 x 6 (2.59m x 1.83m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a direct feed rainfall walk in shower with rinse head, dual flush WC, Vanity top wash basin with mixer tap, tiled elevations, spotlights, extractor fan, tiled flooring.

### Bedroom Two

11'11 x 11'10 (3.63m x 3.61m)

Two UPVC double glazed windows, cast iron central heating radiator, coving.

### Bedroom Three

10'1 x 10 (3.07m x 3.05m)

UPVC double glazed window, cast iron central heating radiator, loft access.

### Bedroom Four

7'11 x 7'3 (2.41m x 2.21m)

UPVC double glazed window, cast iron central heating radiator.

### Bathroom

8'8 x 4'11 (2.64m x 1.50m)

Two UPVC double glazed frosted windows, chrome heated towel rail, a three piece suite comprising of a vanity top wash basin with mixer tap, panelled bath with mixer tap and rinse head, dual flush WC, tiled elevations, spotlights, tiled flooring.

### External

#### Front

Laid to lawn garden with paving, slate chipping, bedding, off road parking, access to the garage.

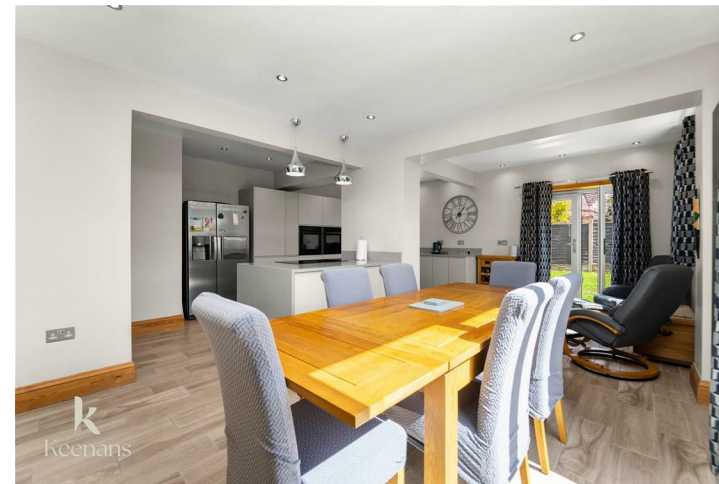
#### Rear

Enclosed wrap around laid to lawn garden with paving and slate chipping and bedding areas.

### Garage

16'9 x 15'6 (5.11m x 4.72m)

Two UPVC double glazed frosted windows, power, lighting, electric up and over garage door.



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