



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 76 | 80 |
| (55-68) D | | |
| (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.

Whiteacres Close, Burnley, BB11 2JQ

Offers Over £375,000

STUNNING FOUR BEDROOM DETACHED PROPERTY WITH VIEWING ESSENTIAL

This exceptional larger than average four bedroom detached property is being proudly welcomed to the market. Benefitting from an impressive, recently created open plan kitchen and living space which has been carefully designed with an abundance of practical features to suit all discerning buyers such as quality, modern integrated appliances, two patio doors out to the garden and remote controlled electric window blinds, this idyllic property has been designed and transformed into the most luxurious home ready to move straight into. The large bay fronted lounge is well appointed, benefitting from natural light with a living flame gas fire, a perfect place to relax or entertain all year round. The first floor benefits from three bathrooms with the primary and second bedroom benefitting from their own en suite's perfect for any family in need of their own space.

Whiteacres close is a private cul de sac comprising of five executive four bedroom detached family homes a short walk away from Burnley town centre and key commuter transport hubs, with the M65 motorway being less than a mile away, allowing you to purchase a unique and desirable home which has been presented and updated to the most outstanding standard. situated within the most convenient location.

With a generously sized south east facing rear garden which is primarily laid to lawn with mature shrubs and borders, large decking area which has been perfectly placed to enjoy the evening sun as it sets in the west, whilst the south facing Indian stone patio across the rear of the property boasts a versatile bar and seating area perfect for outdoor entertaining and casual summer dining. To the front there is a large driveway which provides off road parking for a minimum of three cars with remote controlled access to an impressive double garage. For those with electric vehicles, the property includes an EV charger

Whiteacres Close, Burnley, BB11 2JQ

Offers Over £375,000

**4****3****1****C**

- Tenure Freehold
 - Off Road Parking With Drive And Access To A Double Garage With EV Charging Point
 - Viewing Essential
- Council Tax Band E
 - Open Plan Living/Kitchen/Dining Area
 - Four Well Proportioned Bedrooms
- EPC Rating C
 - Ideal Family Home
 - Envious Rear Garden Space

Ground Floor

Entrance

Composite frosted door to hallway.

Hallway

10'11 x 5'9 (3.33m x 1.75m)

Central heating radiator, smoke alarm, doors to reception room, office and open plan living/kitchen/dining area and Karndean flooring.

Reception Room

17'4 x 11'5 (5.28m x 3.48m)

UPVC double glazed window, central heating radiator, coving, television point and living flame gas fire with surround.

Office

8'2 x 7'6 (2.49m x 2.29m)

UPVC double glazed window and central heating radiator.

Open Plan Living/Kitchen/Dining Area

25'10 x 10'11 (7.87m x 3.33m)

Two UPVC double glazed windows, vertical central heating radiator, range of wall and base units with a pull out larder and two corner carousel units. Silestone Calacatta marble quartz work tops and co-ordinated upstands, stainless steel one and a half sink with draining ridges and mixer tap, dual oven and microwave in a high rise unit, four ring induction hob, integrated washing machine and dishwasher, wine cooler, spotlights, television point and two UPVC double glazed sliding doors to rear garden, remote controlled blinds.

First Floor

Landing

12'11 x 3'1 (3.94m x 0.94m)

Loft access, doors to four bedrooms and bathroom.

Bedroom One

17'4 x 11'2 (5.28m x 3.40m)

UPVC double glazed window, central heating radiator, integrated storage and door to en suite.

En Suite

7'6 x 5'4 (2.29m x 1.63m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, wall mounted wash basin with mixer tap and underneath storage, enclosed direct feed shower with rinse head, spotlights and Karndean flooring.

Bedroom Two

10'9 x 10'2 (3.28m x 3.10m)

UPVC double glazed window, central heating radiator, integrated storage and door to en suite.

En Suite

6'9 x 3'11 (2.06m x 1.19m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, enclosed electric feed shower, part tiled elevation and Karndean flooring.

Bedroom Three

10' x 9'10 (3.05m x 3.00m)

UPVC double glazed window, vertical central heating radiator and bespoke professionally fitted furniture.

Bedroom Four

7'9 x 7' (2.36m x 2.13m)

UPVC double glazed window, central heating radiator and bespoke professionally fitted furniture.

Bathroom

8'2 x 6'7 (2.49m x 2.01m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, part tiled elevation, wood effect flooring and integrated storage.

External

Rear

Enclosed laid to lawn garden, decked area, south facing large Indian stone patio across the rear of the property boasts a versatile bar, outdoor power sockets, bedding areas, mature shrubs, borders and trees.

Front

Laid to lawn garden, mature shrubbery, drive for off road parking for a minimum of three vehicles and access to a double garage with an EV charging point.

