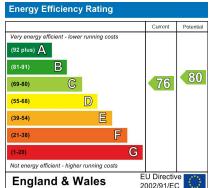
# KEENANS Sales & Lettings







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## Whiteacres Close, Burnley, BB11 2JQ Offers Over £375,000

STUNNING FOUR BEDROOM DETATCHED 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 disceming 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

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

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- 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
- Enviable 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.

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

## **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 coordinated 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)

#### **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**

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

UPVC double glazed window, central heating radiator and bespoke

#### **Bathroom**

tap and rinse head, part tiled elevation, wood effect flooring and

#### Rear

stone patio across the rear of the property boasts a versatile bar, outdoor power sockets, bedding areas, mature shrubs, borders and



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



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

professionally fitted furniture.



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 integrated storage.

#### **External**

Enclosed laid to lawn garden, decked area, south facing large Indian

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















