

## DESCRIPTION

Fardella & Bell are pleased to offer to the market this impressive and recently fully renovated four bedroomed property plus summer house located in the highly desirable village of Simonstone. The property emanates quality and has been newly K-Rendered and re-roofed and is completed to an exceptional standard throughout with generously proportioned rooms arranged over two floors. This family home briefly comprises to the ground floor; entrance hallway, W.C., bedroom four, living room, dining room, family room, and kitchen. To the first floor three bedrooms, one en-suite, plus three-piece family bathroom. Outside to the front provides parking for several vehicles. The rear offers a modern garden with a generous sized summer house with power, lighting, and utility area. Located in one of the most sought-after locations in this highly regarded village situated amongst a variety of high-quality individual properties. The village of Simonstone is located within ease of access to all local networking routes and is positioned within a popular residential area giving access to good schools and amenities as well as links to Burnley, Clitheroe, and all other major motorway links.

We anticipate a high level of interest in this property. Please contact our offices to arrange a viewing.

## MAIN FEATURES

- FOUR DOUBLE BEDROOMS
- SOUGHT AFTER VILLAGE LOCATION
- UPVC DOUBLE GLAZING
- PRIVATE REAR GARDEN
- GAS CENTRAL HEATING
- SPACIOUS PROPERTY
- SUMMER HOUSE
- DETACHED PROPERTY
- PRIVATE PARKING FOR SEVERAL VEHICLES
- COUNCIL TAX BAND "D"



























## **Ground Floor**

### **Porch**

Perfectly designed and in keeping with the modern style of the property, the oak porch adds a welcoming entrance to this family home. Entering through the front composite door and leading into the entrance hallway.

### **Entrance Hallway 3'11 x 9'10 opening upto 9'11 x 5'6**

You are immediately welcomed by the generous open plan space on offer with a solid oak staircase leading to the first floor, coving to the ceiling, recessed spotlights to the ceiling, smoke alarm and Amtico flooring.

### **W.C. 6'2 x 5'6**

Containing a two-piece white suite and comprising a high gloss vanity unit housing a modern wash hand basin and chrome mixer tap, low suite W.C., chrome heated towel rail, uPVC frosted double glazed window, coving to the ceiling, recessed spotlights to the ceiling, oak storage cupboard and Amtico flooring.

### **Bedroom Four 12'3 x 9'4**

Located to the front of the property with a uPVC double glazed window, Amtico flooring, underfloor heating, tv point and ceiling light point.

### **Living Room 10'11 x 14'0**

With an attractive media wall with enclosed gas fire, x 2 uPVC double glazed windows, Amtico flooring, tv point, thermostat, and ceiling light point.

### **Dining Room 15'5 x 11'5**

DINING ROOM 15'5 X 11'5

Central to the property and perfect for family living or entertaining friends with Amtico flooring and ceiling light point.

### **Family Room 15'4 x 10'6**

Aluminum bi-fold doors with integral blinds allow light to flood throughout the property with Amtico flooring, TV point and x 3 ceiling light points.

### **Kitchen 12'3 x 21'7**

Another stunning room with double aspect uPVC windows to the rear and side and providing an excellent range of wall and base units in dove grey all incorporating soft close finishing's with Quartz work surfaces over, 1.5 sink with mixer tap and drainer, central island with extended breakfast bar, integral wine cooler, dishwasher, fridge / freezer point, x 2 Neff electric ovens, Neff induction hob with Neff overhead extractor, Amtico flooring, recessed spotlights to the ceiling, coving to the ceiling and smoke alarm.

## **First Floor**

### **Landing 7'3 x 6'4**

Providing access to the loft space, which is partly boarded and insulated, recessed spotlights to the ceiling, fully fitted carpet and smoke alarm.



### **Bedroom One 12'2 x 12'11**

Overlooking the rear of the property this generous sized bedroom comfortably provides the space to hold a king size bed with uPVC double glazed window, fully fitted carpet, radiator, tv point and ceiling light.

### **En-Suite 9'2 x 6'1**

Containing a three-piece white suite comprising a walk-in shower cubicle with mains fed power shower, wash hand basin with chrome mixer tap enclosed in a high gloss vanity unit together with low suite W.C., uPVC frosted double glazed window, chrome radiator and recessed spotlights to the ceiling.

### **Bedroom Two 15'7 x 7'3**

Located to the front of the property with uPVC double glazed window, integrated wardrobe, fully fitted carpet, radiator, tv point and ceiling light point.

### **Bedroom Three 9'3 x 13'0**

With uPVC double glazed window, fully fitted carpet, radiator, tv point and ceiling light point.

### **Outside Front**

To the front a tarmac driveway with Indian stone paving edging and stone-built walls to all boundaries.

### **Outside - Rear**

A modern outside space with composite decking, artificial grass, and drainage, matures hedges, gated and fenced boundaries.

### **Summerhouse**

A fantastic addition to the property with frosted uPVC double glazed patio doors leading into this spacious room providing a mixture of wall and base units with oak block worktop over, stainless steel sink and drainer unit with matching mixer tap, provisions for an automatic washing machine and space for a dryer, censored spotlights, electric wall heater and recessed spotlights to the ceiling.

### **Viewings**

Viewings are strictly by appointment only and can be arranged by calling or emailing Fardella & Bell.

### **Tenure & Council Tax**

We have been advised that the tenure of this property is 'Leasehold' and the Council Tax Band is 'D'

The property is leasehold with a term of 999 years from 01/05/1947

FARDELLA & BELL ESTATE AGENTS | 01282 968668 | [WWW.FBESTATEAGENTS.CO.UK](http://WWW.FBESTATEAGENTS.CO.UK) | [INFO@FBESTATEAGENTS.CO.UK](mailto:INFO@FBESTATEAGENTS.CO.UK)


**Disclaimer-** All descriptions advertised digitally or printed in regards to this property are the opinions of Fardella & Bell Estate Agents. and their employees with any additional information advised by the seller. Properties must be viewed in order to come to your own conclusions and decisions. Although every effort is made to ensure measurements are correct, please check all dimensions and shapes before making any purchases or decisions reliant upon them. Please note that any services, appliances or heating systems have not been tested by Fardella & Bell Estate Agents and no warranty can be given or implied as to their working order

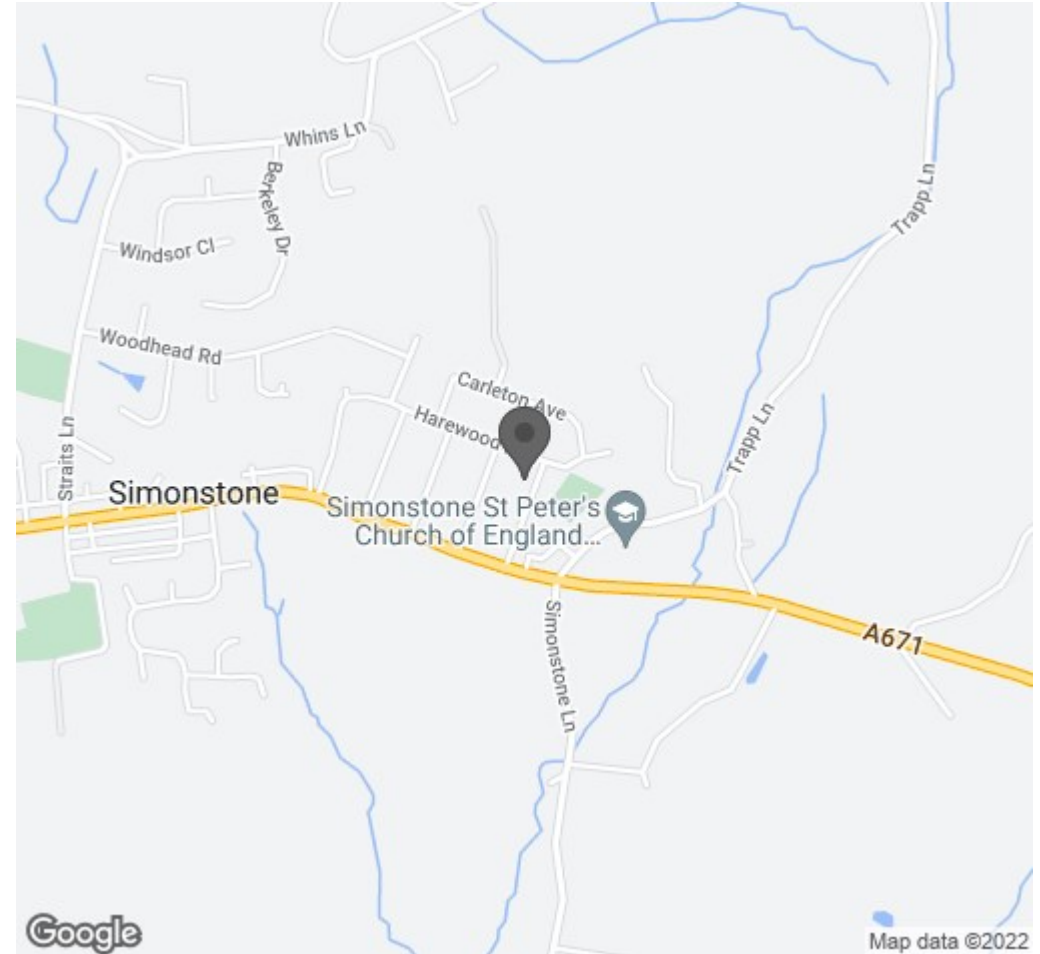






## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	







FARDELLA & BELL ESTATE AGENTS | 01282 968668 | [WWW.FBESTATEAGENTS.CO.UK](http://WWW.FBESTATEAGENTS.CO.UK) | [INFO@FBESTATEAGENTS.CO.UK](mailto:INFO@FBESTATEAGENTS.CO.UK)

143 Burnley Road, Padiham, Lancashire, BB12 8BA

01282 968 668 | 01200 403484 | 01254 933 511

