



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	80

EU Directive 2002/91/EC

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## Meadow Close, Burnley, BB10 2QU

### Offers Over £475,000

IMPRESSIVE DETACHED FAMILY HOME

Nestled in the charming Meadow Close of Burnley, this impressive detached home is bursting with kerb appeal. Boasting five bedrooms and three bathrooms, this property offers ample space for a growing family or those who love to entertain.

As you step inside, you'll be greeted by an abundance of living space spread across three separate reception rooms, perfect for hosting guests or simply relaxing with your loved ones. The two fitted kitchens provide convenience and functionality, making meal preparation a breeze.

Outside, the spacious immaculate gardens to the front and rear of the property offer a tranquil retreat where you can unwind and enjoy the outdoors. The block paved driveway not only provides ample off-road parking but also leads to a double garage, ensuring that parking will never be an issue.

Don't miss the opportunity to make this stunning property your new home. With its generous living space, multiple bedrooms and bathrooms, and beautiful gardens, this detached house in Burnley is sure to impress even the most discerning buyer.

# Meadow Close, Burnley, BB10 2QU

## Offers Over £475,000



- Impressive Detached Property
- Abundance of Living Space
- Extensive Driveway and Double Garage
- EPC Rating C

- Five Double Bedrooms
- Two Fitted Kitchens
- Tenure Leasehold

- Two En Suite Facilities
- Immaculate Gardens to Front and Rear
- Council Tax Band E

### Ground Floor

#### Entrance Porch

6'10" x 6'2" (2.08 x 1.88)

Hardwood front entrance door, UPVC double glazed window, wood panel ceiling, exposed brick walls, tiled flooring and single glazed double doors to hall.

#### Hall

17'9" x 7'4" (5.41 x 2.24)

Cornice coving, central heating radiator, bamboo flooring, stairs to first floor, doors to three reception rooms, kitchen and WC.

#### Reception Room One

22'2" x 14'10" (6.76 x 4.52)

UPVC double glazed bow bay window, central heating radiator, spotlights, cornice coving, television point, two feature wall lights, bamboo flooring, double doors to kitchen and door to utility/kitchen.

#### Utility/Kitchen

15'4" x 7'6" (4.67 x 2.29)

UPVC double glazed window, central heating radiator, range of wall and base units with granite effect worktops, tiled splashbacks, one and a half bowl stainless steel sink with drainer and mixer tap, space for range-style oven, plumbing for washing machine, tiled flooring and door to double garage.

#### Double Garage

16'10" x 15'6" (5.13 x 4.72)

Manual up and over door, combination boiler, power, lighting and fuse box.

#### Reception Room Two

14'8" x 11'4" (4.47 x 3.45)

UPVC double glazed window, central heating radiator, cornice coving, living flame gas fire with granite effect hearth and decorative surround and double doors to reception room three.

#### Reception Room Three

24'4" x 12'6" (7.42 x 3.81)

Four UPVC double glazed windows, two central heating radiators, cornice coving, spotlights, two feature wall lights, living flame gas fire with marble hearth and surround and UPVC double glazed French doors to the rear.

#### WC

5'8" x 3'10" (1.73 x 1.17)

Central heating radiator, Low base WC, wall mounted wash basin with vanity storage, tiled elevations and tiled flooring.

#### Kitchen

18'4" x 8'11" (5.59 x 2.72)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with granite effect worktops, tiled splashback, two and a half bowl stainless steel sink with drainer and mixer tap, electric oven and microwave in a high rise unit, five ring gas hob, integrated fridge, plumbing for dishwasher, tiled flooring, double doors to reception room one and hardwood frosted door to the rear.

### First Floor

### Landing

10'10" x 7'10" (3.30 x 2.39)

Loft access, cornice coving, smoke alarm, doors to four bedrooms, dressing room and family bathroom.

### Bedroom One

13'11" x 8'11" (4.24 x 2.72)

UPVC double glazed window, central heating radiator, spotlights, coving to the ceiling, door to the en suite and UPVC double glazed French doors to a Juliette balcony.

### En Suite

13'6" x 2'10" (4.11 x 0.86)

Three piece suite comprising: low base WC, vanity top wash basin, shower cubicle with a direct feed shower, chrome heated towel rail, spotlights, tiled elevations and flooring and UPVC double glazed window.

### Dressing Room

10'10" x 10'6" (3.30 x 3.20)

UPVC double glazed window, central heating radiator, spotlights, coving, fitted wardrobes and open arch to bedroom five.

### Bedroom Two

15'11" x 14'9" (4.85 x 4.50)

UPVC double glazed window, central heating radiator, spotlights, coving, fitted storage cupboard, door to the en suite and UPVC double glazed sliding door to balcony.

### En Suite

11'1" x 3'9" (3.38 x 1.14)

UPVC double glazed frosted window, chrome heated towel rail, multi jet shower cubicle, wall hung wash basin, low base WC, spotlights, tiled elevations and tiled flooring.

### Bedroom Three

14'8" x 9'0" (4.47 x 2.74)

UPVC double glazed window, central heating radiator, spotlights, coving, fitted wardrobes and wall unit.

### Bedroom Four

12'11" x 10'5" (3.94 x 3.18)

UPVC double glazed window, central heating radiator, coving, fitted wardrobes and dresser.

### Bedroom Five

12'1" x 7'0" (3.68m x 2.13m)

UPVC double glazed window, central heating radiator, coving and over stairs storage.

### Bathroom

6'10" x 5'10" (2.08 x 1.78)

Three piece suite comprising: low base WC, vanity top wash basin, panelled bath with mixer tap and an electric feed over head shower, shaver point, chrome heated towel rail, spotlights, tiled elevations and flooring and UPVC double glazed window.

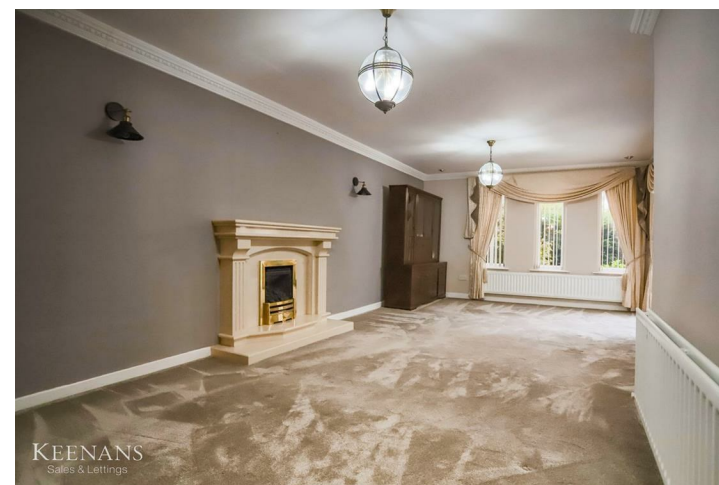
### External

### Rear

Tiered garden with laid to lawn, paved patio, mature shrubbery and trees.

### Front

Laid to lawn garden, mature shrubbery and trees, block paved driveway and access to double garage.



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