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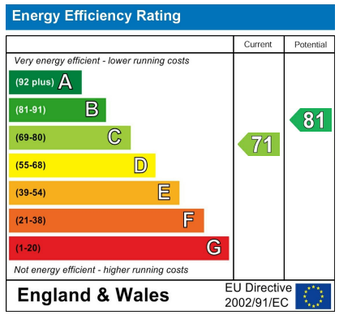

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Rochester Drive, Burnley, BB10 2BH

£350,000

THE PERFECT FOUR BEDROOM DETACHED FAMILY HOME

Perfectly situated on the charming Rochester Drive in Burnley, this splendid four-bedroom detached house presents an ideal family home. With its spacious layout and thoughtful design, this property is perfect for those seeking comfort and convenience.

As you step inside, you will be greeted by a warm and inviting atmosphere, with ample room for family gatherings and entertaining guests. The well-proportioned bedrooms provide a peaceful retreat for all family members, benefiting from open views ensuring everyone has their own space to unwind. There is also a bright and airy conservatory, featuring skylights that flood the space with natural light, creating a warm and inviting atmosphere. This versatile room offers the perfect spot to relax, enjoy views of the garden, or entertain family and friends throughout the year.

One of the standout features of this home is the large rear garden, which offers a delightful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying sunny afternoons with family and friends.

Storage will never be an issue here, as the property boasts plenty of storage options throughout, allowing you to keep your living spaces tidy and organised. Additionally, the convenience of off-road parking ensures that you will never have to worry about finding a space for your vehicle.

This property is not just a house; it is a place where memories can be made and cherished. With its ideal location and family-friendly features, this home is sure to attract those looking for a perfect blend of comfort and practicality. Do not miss the opportunity to make this wonderful property your own.

Rochester Drive, Burnley, BB10 2BH

£350,000

4 2 3 C

- Council Tax Band - E
- Off Street Parking
- Modern Fitted Kitchen And Three Piece Bathroom Suite
- Excellent Access To Major Network Links
- EPC Rating - C
- Ideal Family Home With Viewing Essential
- Ample Sized Garden Space
- Tenure - Freehold
- Meticulously Well Maintained
- Close Proximity To Local Amenties

Ground Floor

Entrance Hall

5'2x5'3 (1.57mx1.60m)

UPVC Double glazed window, central heating radiator, coving, composite front door, interior doors leading to WC and open to Hallway and oak flooring.

WC

3'1" x 5'3" (0.94m x 1.60m)

UPVC Double glazed window, traditional towel rail radiator, a two piece bathroom suite comprising of a dual flush W/C, vanity top wash basin with mixer taps, tiled elevations and AquaStep flooring.

Hallway

9'9x5'10 (2.97mx1.78m)

Central heating radiator, smoke alarm, coving, interior doors leading to Reception Room, Snug and Kitchren/Diner, stairs to the First Floor and oak flooring.

Snug

9'6" x 9'8" (2.90m x 2.95m)

UPVC Double glazed window, central heating radiator, coving, spotlights and laminate flooring.

Kitchen/Diner

15'8" x 9'7" (4.78m x 2.92m)

UPVC Double glazed windows, central heating radiator, shaker style panelled wall and base units, laminate work surfaces, one and a half sink with single draining board and spring mixer tap, freestanding range cooker, stainless steel extractor hood, glass splashback, space for fridge freezer, plumbing for dishwasher integrated washing machine, spotlights, pendant lighting, door leading to exterior and Amtico flooring.

Reception Room

11'7" x 19'6" (3.53m x 5.94m)

UPVC Double glazed window, central heating radiator, coving, Bellfires gas fire with granite hearth, tiled surround, wooden mantle, spotlights, feature wall light, open access to conservatory and laminate flooring. Bi-fold doors leading to conservatory.

Conservatory

12'9x22'5 (3.89mx6.83m)

UPVC Double glazed windows, skylight windows, central heating radiator, spotlights, UPVC French doors leading to garden and herringbone laminate flooring.

First Floor

Landing

11'9x5'11 (3.58mx1.80m)

Central heating radiator, loft access, coving, smoke alarm, interior doors leading to, Bedroom One, Bedroom Two, Bedroom Three, Bedroom Four and Bathroom and stairs leading to the Ground Floor.

Bedroom One

13'7x9'7 (4.14mx2.92m)

UPVC Double glazed window, central heating radiator, fitted wardrobes, laminate flooring. Interior door leading to en-suite with tiled flooring.

En-Suite

9'1x4'11 (2.77mx1.50m)

UPVC Double glazed window, designer radiator, a three piece bathroom suite comprising of a dual flush W/C, vanity top glass bowl wash basin with mixer tap, enclosed walk-in shower with direct feed shower with rainfall head and additional rinse head, partially tiled elevations, extractor fan and tiled flooring

Bedroom Two

11'7x11'10 (3.53mx3.61m)

UPVC Double glazed window and central heating radiator.

Bedroom Three

7'11x8'8 (2.41mx2.64m)

UPVC Double glazed window, central heating radiator, laminate flooring.

Bedroom Four

7'9x8'6 (2.36mx2.59m)

UPVC Double glazed window, central heating radiator and laminate flooring.

Bathroom

5'7x9'5 (1.70mx2.87m)

UPVC Double glazed window, traditional towel rail radiator, a three piece bathroom suite comprising of a dual flush W/C, wall mounted vanity top wash basin, tiled panel bath with mixer tap with shower fitment and rinse head, fully tiled elevations, extractor fan and AquaStep flooring.

Exterior

Front

Tarmac driveway with space for parking for multiple vehicles, block paved path leading to front door and stone chipped area with mature shrubs.

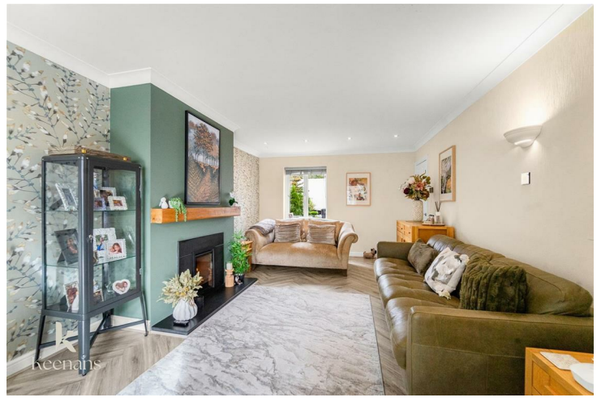
Rear

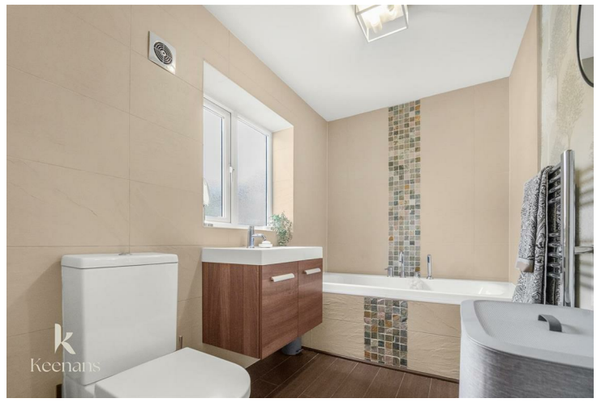
Ample sized enclosed rear garden with Indian stone flagged patio area, grass lawn and stone chipped areas.

Garage

16'7x17'9 (5.05mx5.41m)

Double garage with power supply, two manual doors and door leading to Garden.





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