

Ground Floor

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		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Fairfield Drive, Burnley, BB10 2PU

£350,000

AN EXCEPTIONAL DETACHED TRUE BUNGALOW

Nestled in the sought-after area of Fairfield Drive, Burnley, this remarkable detached true bungalow presents an exceptional opportunity for families seeking a spacious and stylish residence. Boasting an impressive floorplan, the property features three generously sized double bedrooms, ensuring ample space for relaxation and privacy. The heart of the home is undoubtedly the newly fitted kitchen, which seamlessly blends modern design with functionality, making it a delightful space for culinary enthusiasts. Accompanying the kitchen are two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The separate utility room adds to the convenience, allowing for efficient household management. The bungalow is adorned with neutral decoration and modern fixtures, creating a warm and welcoming atmosphere throughout. The enviable main bedroom comes complete with a dressing room, providing a touch of luxury and practicality. Outside, the property is not overlooked from the rear, offering a sense of privacy and tranquillity. The wrap-around gardens are a true highlight, providing ample outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air. The double driveway ensures convenient off-road parking for multiple vehicles. This home is ready to move straight into, making it an ideal choice for families looking for a perfect blend of comfort, style, and space. With its impressive features and prime location, this bungalow is a rare find and is sure to attract considerable interest. Don't miss the chance to make this wonderful property your new family home. For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience.

Fairfield Drive, Burnley, BB10 2PU

£350,000



- Tenure Freehold
 - Ample Off Road Parking
 - Modern Fitted Kitchen
 - Easy Access To Major Network Links
- Council Tax Band D
 - Abundance Of Indoor Space
 - Envious Wrap Around Gardens
- EPC Rating TBC
 - Ideal Home For Downstairs Living
 - Viewing Essential

Ground Floor

Hallway

15'11 x 11'2 (4.85m x 3.40m)

Central heating radiator, coving, storage cupboard, doors to the reception room, dining room, two bedrooms, dressing room, WC and bathroom.

Reception Room

18'3 x 15 (5.56m x 4.57m)

UPVC double glazed leaded window, central heating radiator, coving, two feature wall lights, television point, gas fire with stone hearth and surround.

Dining Room

15'9 x 8'11 (4.80m x 2.72m)

Central heating radiator, coving, hardwood flooring, UPVC double glazed French doors to the rear, hardwood single glazed frosted door to the kitchen.

Kitchen

13'5 x 9'10 (4.09m x 3.00m)

UPVC double glazed window, central heating radiator, a range of grey matte wall and base units, tiled splash backs, integrated electric high rise double Neff oven with a four ring induction hob and extractor hood, integrated fridge and dishwasher, spotlights, wood effect Lino flooring, hardwood door to the utility room.

Utility Room

10'5 x 7'11 (3.18m x 2.41m)

UPVC double glazed windows, central heating radiator, a range of matte wall and base units, granite effect surface, tiled splash backs, stainless steel sink and drainer with traditional taps, plumbing for a washing machine and dryer, space for a fridge freezer, spotlights, wood effect Lino flooring, door to the garage, UPVC double glazed frosted door to the side.

Garage

18'8 x 9 (5.69m x 2.74m)

Two UPVC double glazed frosted windows, Worcester boiler, power, lighting, loft access with power and lighting, electric roller shutter garage door.

Dressing Room

10'11 x 9'7 (3.33m x 2.92m)

Open to bedroom one.

Bedroom One

11'2 x 10'11 (3.40m x 3.33m)

Two UPVC double glazed windows, two Velux windows, central heating radiator, spotlights.

Bedroom Two

14 x 10 (4.27m x 3.05m)

UPVC double glazed leaded windows, central heating radiator, coving, fitted wardrobes, hardwood flooring.

Bedroom Three

12'5 x 7'11 (3.78m x 2.41m)

UPVC double glazed window, central heating radiator, coving, spotlights.

Bathroom

8'1 x 5'5 (2.46m x 1.65m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a panelled bath with jets, mixer tap and rinse head, pedestal wash basin with mixer tap, direct feed shower enclosure, tiled elevations, extractor fan, tiled flooring.

WC

8'3 x 2'7 (2.51m x 0.79m)

UPVC double glazed frosted window, central heating radiator, a two piece suite comprising of a dual flush WC, wall mounted wash basin with mixer tap, tiled elevations, extractor fan, tiled flooring.

External

Rear

Enclosed wrap around laid to lawn garden with paving, stone chipping, bedding, mature shrubs.

Front

Laid to lawn garden with Indian stone paving, bedding, mature shrubs and a double driveway.



Tel: 01282469023

www.keenans-estateagents.co.uk