



Clockhouse Grove, Burnley, BB10 2UA

Offers Over £365,000

IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOME

Welcome to Clockhouse Grove, Burnley, this outstanding four-bedroom detached family home offers a perfect blend of comfort and style. The property boasts a generous garage and a large driveway, providing ample parking space for your family and guests.

As you step inside, you will be greeted by two spacious reception rooms, ideal for both relaxation and entertaining. The lovely garden room, with its elegant French doors, seamlessly connects the indoor space to the beautifully landscaped garden, creating a tranquil retreat for outdoor enjoyment.

The modern kitchen is well-equipped, making it a delightful space for culinary enthusiasts. The home features an en suite shower room, a convenient downstairs WC, and a family bathroom complete with a luxurious corner bath, ensuring that all your family's needs are met.

This property is not just a house; it is a family home that offers both comfort and functionality in a desirable location. With its stunning garden and spacious interiors, it is perfect for those seeking a peaceful yet vibrant lifestyle. Don't miss the opportunity to make this exceptional property your own.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 4  2  3  B

- Exceptional Detached Property
- Abundance of Living Space
- Off Road Parking and Garage
- EPC Rating B
- Four Bedrooms
- Perfect Family Home
- Tenure Freehold
- Two Bathrooms
- Immaculate Rear Garden
- Council Tax Band E

Ground Floor

Entrance Hall

19'8 x 10'0 (5.99m x 3.05m)
Composite double glazed frosted front door, UPVC double glazed window, central heating radiator, smoke detector, wood effect flooring, doors leading to WC, reception room one, kitchen, understairs storage and stairs to first floor.

WC

6'6 x 2'6 (1.98m x 0.76m)
Dual flush WC, vanity top wash basin with mixer tap, extractor fan and wood effect flooring.

Reception Room One

15'10 x 14'6 (4.83m x 4.42m)
UPVC double glazed box window, UPVC double glazed window, central heating radiator, coving, dado rail, gas open fire and double doors to reception room two.

Reception Room Two

13'1 x 7'10 (3.99m x 2.39m)
UPVC double glazed window, central heating radiator, coving and open doorway to kitchen and reception room three.

Reception Room Three

14'11 x 11'11 (4.55m x 3.63m)
UPVC double glazed windows, central heating radiator, pendant lighting, wood effect flooring and UPVC double glazed French doors to rear.

Kitchen

17'5 x 7'11 (5.31m x 2.41m)
Two UPVC double glazed windows, central heating radiator, range of high gloss wall and base units with granite effect work surfaces and upstands, composite one and a half bowl sink and drainer with mixer tap, integrated high rise double oven, four ring gas hob and extractor hood, tiled splashback, integrated fridge freezer, integrated dishwasher, breakfast bar, under unit lighting, pendant lighting, wood effect flooring and door to garage.

Garage

19'7 x 9'3 (5.97m x 2.82m)
UPVC double glazed frosted window, power, lighting, Remeha boiler, UPVC double glazed frosted door to side elevation and up and over garage door.

First Floor

Landing

8'11 x 6'3 (2.72m x 1.91m)
Loft access, smoke detector, doors leading to four bedrooms, bathroom and storage.

Bedroom One

14'6 x 11'11 (4.42m x 3.63m)
UPVC double glazed window, central heating radiator, fitted wardrobes, solid wood flooring and door to en suite.

En Suite

8'10 x 3'11 (2.69m x 1.19m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower enclosed with rinse head, tiled elevations, PVC to ceiling and extractor fan.

Bedroom Two

23'11 x 8'7 (7.29m x 2.62m)
UPVC double glazed leaded window, UPVC double glazed window, Velux window, central heating radiator, wood effect flooring and fitted wardrobe.

Bedroom Three

14'6 x 9'9 (4.42m x 2.97m)
UPVC double glazed leaded window, central heating radiator and fitted wardrobe.

Bedroom Four

9'10 x 9'5 (3.00m x 2.87m)
UPVC double glazed leaded window, central heating radiator and fitted wardrobe.

Bathroom

8'11 x 5'6 (2.72m x 1.68m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with traditional taps, corner wood panel bath with traditional taps, partially tiled elevations, extractor fan and wood effect flooring.

External

Rear

Enclosed garden with laid to lawn, paving, hedges and bedding areas.

Front

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



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