



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	73
(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.

Sycamore Rise, Foulridge, BB8 7NZ

Offers Over £475,000

A SPACIOUS FOUR-BEDROOM DETACHED FAMILY HOME

Nestled in the heart of a desirable area of Foulridge next to Lake Burwain, this deluxe, four-bedroom, detached family home is being welcomed to the property market. Flowing internally with spacious, versatile living accommodation finished with contemporary interior style, this property is ideally suited for a growing family looking for their dream forever home. The property is perfectly located for enjoying countryside walks as well as being a short distance from the neighbouring towns of Colne and Barrowford.

The property comprises briefly, to the ground floor; entrance to a welcoming hallway with door providing internal access to the integral double garage and an open doorway to a stunning, contemporary fitted kitchen. The kitchen is open to the living/dining area which has stairs leading to the first floor and doors providing access to a study and the main bedroom. The main bedroom features an ensuite shower room. To the first floor is a spacious landing with doors leading to a large reception room with stunning views, three more bedrooms and a four-piece modern bathroom suite. Externally, the property boasts an enclosed rear laid to lawn garden with a range of vivid flowering bedding areas and a paved patio. The front of the property has a laid to lawn garden and off-road parking for numerous vehicles leading to the integral garage.

For further information, or to arrange a viewing, please contact our Burnley team at your earliest convenience.

Sycamore Rise, Foulridge, BB8 7NZ

Offers Over £475,000



- Impressive Detached Property
- Contemporary Dining Kitchen
- Off Road Parking and Double Garage
- EPC Rating D
- Four Bedrooms
- Presented to Highest Standard Throughout
- Tenure Freehold
- Two Bathrooms
- Immaculate Gardens to Front and Rear
- Council Tax Band F

Ground Floor

Entrance Hall

9'2 x 3'9 (2.79m x 1.14m)

Hardwood double glazed front entrance door, central heating radiator, spotlights, alarm panel, Amtico tiled flooring, doors to garage and kitchen.

Garage

17' x 16'10 (5.18m x 5.13m)

Hardwood single glazed window, power, lighting, Vaillant boiler, stainless steel sink with mixer tap, space for fridge, freezer and tumble dryer and remote up and over door.

Kitchen

15'7 x 12'9 (4.75m x 3.89m)

Two hardwood double glazed windows, central heating radiator, range of Schuller shaker style wall and base units with silestone work surfaces, central island and breakfast bar, inset sink with drainer and Quooker mixer tap, Siemens appliances including: double oven and microwave in a high rise unit, five ring induction hob and extractor hood, integrated dishwasher, washing machine and fridge freezer, spotlights, Amtico French weave flooring and open to the living/dining area.

Living/Dining Area

22'7 x 18' (6.88m x 5.49m)

Hardwood double glazed window with fitted shutters, two central heating radiators, Contura log burning stove, television point, spotlights, Amtico French weave flooring, stairs to first floor, doors to study, bedroom one and UPVC double glazed sliding doors to the rear.

Study

8'3 x 8'2 (2.51m x 2.49m)

Two hardwood double glazed windows with fitted shutters, central heating radiator, fitted office furniture, spotlights and Amtico French weave flooring.

Bedroom One

15'0 x 14'11 (4.57m x 4.55m)

Hardwood double glazed window with fitted shutters, central heating radiator, fitted wardrobes and door to en suite.

En Suite

10'6 x 7'5 (3.20m x 2.26m)

Two hardwood double glazed frosted windows, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, walk-in direct feed shower, tiled elevations, spotlights and tiled flooring with underfloor heating.

First Floor

Landing

Loft access with ladder, smoke alarm, spotlights, doors to linen closet, bathroom, three bedrooms and reception room.

Reception Room

26'11 x 17'7 (8.20m x 5.36m)

Five hardwood double glazed windows, central heating radiator, living flame gas fire, smoke alarm and exposed beams.

Bedroom Two

16'9 x 9'8 (5.11m x 2.95m)

Hardwood double glazed windows, central heating radiator and fitted wardrobes.

Bedroom Three

11'5 x 8'2 (3.48m x 2.49m)

Hardwood double glazed window, central heating radiator and fitted wardrobes.

Bedroom Four

17'1 x 7'4 (5.21m x 2.24m)

Two hardwood double glazed windows, central heating radiator, spotlights and door to walk-in wardrobe.

Walk-In Wardrobe

9'3 x 3'3 (2.82m x 0.99m)

Bathroom

11'8 x 7'6 (3.56m x 2.29m)

Hardwood double glazed window, central heating radiator, dual flush WC, vanity top wash basin, walk-in direct feed shower, LED illuminated mirror, partially tiled elevations, spotlights, recessed lighting and wood effect flooring.

External

Rear

Enclosed laid to lawn garden with planted beds, paved patio, security lights to the front and side, timber shed and an electric point.

Front

Laid to lawn garden, store with water and electric, driveway providing off road parking for numerous vehicles leading to the integral garage.



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