



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			
		74	81

England & Wales EU Directive 2002/91/EC

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## Cumbrian Way, Burnley, BB12 8UN

### Offers Over £350,000

AN OUTSTANDING FAMILY HOME

Nestled in the sought-after Cumbrian Way, Burnley, this exquisite detached family home offers a perfect blend of modern living and spacious comfort. With four generously sized bedrooms, this property is designed to accommodate the needs of a growing family. The home has been presented and updated to the highest standard, showcasing immaculate interiors that are both stylish and inviting.

One of the standout features of this residence is the impressive garage conversion, which adds valuable living space and versatility to the home. The open plan living area is perfect for family gatherings and entertaining, seamlessly connecting to a beautiful conservatory that invites natural light and provides a tranquil space to relax.

The property boasts two well-appointed bathrooms, ensuring convenience for all family members. A double driveway and additional garage provide ample parking, making it easy for you and your guests.

The wrap-around gardens are a delightful addition, offering plenty of outdoor space for children to play or for hosting summer barbecues. Located within the most popular estate in Burnley,

# Cumbrian Way, Burnley, BB12 8UN

Offers Over £350,000

 4  2  3  C

- Exceptional Detached Property
- Abundance of Living Space
- Off Road Parking and Garage
- EPC Rating C
- Four Bedrooms
- Move-in Ready
- Tenure Freehold
- Two Bathrooms
- Spacious Rear Garden
- Council Tax Band E

## Ground Floor

### Entrance Hall

14'4 x 6'4 (4.37m x 1.93m )

Composite double glazed frosted front door, central heating radiator, coving, under stairs storage, wood effect laminate flooring, doors to reception room, snug, WC, kitchen and stairs to first floor.

### Snug

12'1 x 7'8 (3.68m x 2.34m)

UPVC double glazed window, central heating radiator and coving.

### WC

7'8 x 3'3 (2.34m x 0.99m )

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, tiled elevations, PVC to ceiling, spotlights with sensor and wood effect laminate flooring.

### Kitchen

14'6 x 9'4 (4.42m x 2.84m )

Central heating radiator, coving, range of wood effect panelled wall and base units with granite effect work surfaces and splashback, composite one and a half bowl sink and drainer with mixer tap, integrated high rise double and combi microwave, four ring gas hob and extractor hood, integrated fridge, freezer and dishwasher, plumbing for washing machine, wood effect laminate flooring and composite double glazed frosted door to side elevation.

### Reception Room

26'5 x 10'6 (8.05m x 3.20m)

UPVC double glazed box window, central heating radiator, coving, spotlights, living flame gas fire, television point and UPVC double glazed sliding door to conservatory.

### Conservatory

25'1 x 15'7 (7.65m x 4.75m)

UPVC double glazed window, central heating radiator, feature wall lights, tiled flooring with underfloor heating and UPVC double glazed French doors to rear.

## First Floor

### Landing

9'5 x 4'6 (2.87m x 1.37m )

Loft access, storage cupboard, doors leading to four bedroom and family bathroom.

## Bedroom One

14'2 x 10'8 (4.32m x 3.25m)

UPVC double glazed leaded window, central heating radiator, coving, fitted wardrobe with spotlights, television point and door to en suite.

## En Suite

7'6 x 6'2 (2.29m x 1.88m )

UPVC double glazed frosted window, heated towel rail, vanity top wash basin with mixer tap, direct feed rainfall shower enclosed with rinse head, dual flush WC, tiled elevations, PVC panelled elevations, spotlights, extractor fan and tiled flooring with underfloor heating.

## Bedroom Two

14'1 x 10'11 (4.29m x 3.33m)

UPVC double glazed leaded window, central heating radiator, coving and fitted wardrobe.

## Bedroom Three

9'4 x 7'9 (2.84m x 2.36m)

UPVC double glazed window, central heating radiator and coving.

## Bedroom Four

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

UPVC double glazed window and central heating radiator.

## Bathroom

7'4 x 6'3 (2.24m x 1.91m )

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, tiled panel bath with mixer tap, overhead direct feed rainfall shower with rinse head, tiled elevations, spotlights, PVC to ceiling, extractor fan and tiled flooring.

## External

### Rear

Wraparound laid to lawn garden with Indian stone paving, bedding, patio area and access to garage.

### Front

Laid to lawn garden with bedding, paving, off road parking and access to garage.

## Garage

17'11 x 8'8 (5.46m x 2.64m)

Power, lighting, store area, Baxi boiler and electric roller garage door.



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