



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(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	

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Foster Drive, Burnley, BB12 6BU

Offers Over £319,950

AN EXQUISITE FOUR BEDROOM DETACHED FAMILY HOME

Located in the tranquil cul-de-sac of Foster Drive, Burnley, this stunning four-bedroom detached house offers a perfect blend of modern living and comfort. As you approach the property, you are greeted by a beautifully landscaped garden and a spacious driveway leading to a garage, providing ample parking for you and your guests.

Upon entering, you will find a welcoming lounge that serves as the heart of the home, ideal for relaxation and entertaining. The contemporary kitchen is a true highlight, featuring fitted appliances that cater to all your culinary needs. Adjacent to the kitchen is a separate utility room, ensuring that household chores are kept out of sight, along with a convenient downstairs WC for guests.

The first floor boasts four generously sized bedrooms, each designed with comfort in mind. The main bedroom is particularly impressive, complete with an en suite shower room that adds a touch of luxury to your daily routine. A modern family bathroom serves the remaining bedrooms, ensuring that everyone has their own space to unwind.

This property is perfect for families seeking a peaceful yet stylish home in a desirable location. With its thoughtful design and high-quality finishes, it is sure to impress those looking for a blend of elegance and practicality. Don't miss the opportunity to make this exceptional house your new home.

Foster Drive, Burnley, BB12 6BU

Offers Over £319,950

 4  2  1  B

- Four Generously Sized Bedrooms
- Driveway For Off Road Parking And Access To Garage
- Separate Utility Room And Downstairs WC
- EPC Rating B
- Quiet Cul-De-Sac Location
- Stunning Contemporary Kitchen And Fitted Appliances
- Tenure Freehold
- Gorgeous Landscaped Garden
- Ideal Family Home With Viewing Essential Included
- Council Tax Band D

Ground Floor

Entrance

Composite frosted door to hall.

Hall

15'4 x 3'6 (4.67m x 1.07m)

Central heating radiator, smoke alarm, doors to reception room, kitchen/dining area, garage, stairs to first floor and tiled floor.

Reception Room

17'2 x 11'2 (5.23m x 3.40m)

UPVC double glazed box window and central heating radiator.

Kitchen/Dining Area

19'1 x 10'3 (5.82m x 3.12m)

UPVC double glazed window, two central heating radiators, spotlights, extractor fan, smoke alarm, range of matte wall and base units, granite effect surface, inset one and a half sink with draining ridges and mixer tap, double oven, five ring gas hob, extractor hood, integrated fridge freezer and dishwasher, doors to utility, storage, UPVC double glazed French doors to rear and tiled floor.

Utility

7'3 x 5'11 (2.21m x 1.80m)

Central heating radiator, gloss wall units, granite effect surface, plumbed for washing machine, extractor fan, door to WC, composite frosted door to side elevation and tiled floor.

WC

6'3 x 3' (1.91m x 0.91m)

UPVC frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, part tiled elevation and tiled floor.

Garage

17'4 x 8'10 (5.28m x 2.69m)

Power and lighting.

First Floor

Landing

12'10 x 6'2 (3.91m x 1.88m)

UPVC frosted window, central heating radiator, loft access, smoke alarm, doors to four bedrooms, bathroom and storage.

Bedroom One

15'1 x 11'7 (4.60m x 3.53m)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to en suite.

En Suite

5'8 x 5'4 (1.73m x 1.63m)

UPVC frosted window, central heating towel rail, dual flush WC, wall mounted wash basin with mixer tap, enclosed direct feed rainfall shower and rinse head, extractor fan, part tiled elevation and tiled floor.

Bedroom Two

11'6 x 10'8 (3.51m x 3.25m)

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

Bedroom Three

10'7 x 8'2 (3.23m x 2.49m)

UPVC double glazed window and central heating radiator.

Bedroom Four

10'6 x 9'4 (3.20m x 2.84m)

UPVC double glazed window and central heating radiator.

Bathroom

6'5 x 5'5 (1.96m x 1.65m)

UPVC frosted window, central heating towel rail, dual flush WC, wall mounted wash basin with mixer tap, panel bath with mixer tap, direct feed rainfall overhead shower and rinse head, extractor fan, part tiled elevation and tiled floor.

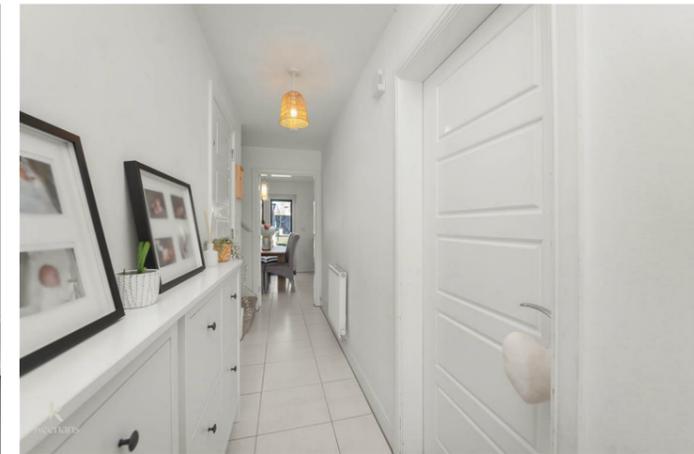
External

Front

Laid to lawn garden and paved drive.

Rear

Enclosed laid to lawn garden, artificial grass, Indian stone paving and stone chippings.



Tel: 01282469023

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