



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	70	77
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.

Ightenhill Park Lane, Burnley, BB12 0LT

Offers Over £750,000

A SUBSTANTIAL DETACHED BUNGALOW ON AN ENVIABLE PLOT

Commanding an enviable plot in the highly sought-after Ightenhill Park area of Burnley, this substantial and pristine detached bungalow offers an exceptional living experience. Boasting four spacious bedrooms and two well-appointed bathrooms, this true bungalow is perfect for families seeking a comfortable and stylish home, or for couples desiring the convenience of single-storey living without sacrificing space.

The property is set on an generous plot, surrounded by meticulously maintained gardens that provide a serene outdoor retreat. Additionally, an extra field is included, offering further potential for gardening or recreational use. Inside, the bungalow is neutrally finished throughout, creating a warm and inviting atmosphere. The modern kitchen and bathroom fixtures enhance the property's appeal, while stylish finishing touches add a touch of decadence.

The layout features two generous reception rooms, providing ample space for relaxation and entertaining. A double garage accompanies the property, complete with an adjoining large storage room that could easily be transformed into additional accommodation, subject to the necessary planning permissions.

Conveniently located, this bungalow is within easy reach of local amenities, schools, and commuter routes, making it an ideal choice for those looking to enjoy both tranquillity and accessibility. This property truly represents a rare opportunity to acquire a dream home in a desirable location. Don't miss your chance to make this stunning bungalow your own.

Ightenhill Park Lane, Burnley, BB12 0LT

Offers Over £750,000

 4  2  2  C

- Outstanding Detached True Bungalow
- Presented to Highest Standard Throughout
- Ample Off Road Parking and Detached Garage
- EPC Rating Rating C
- Four Good Sized Bedrooms
- Abundance of Living Space
- Tenure Freehold
- Extensive Plot with Attached Paddock
- Stunning Externals
- Council Tax Band F

Entrance Hall

UPVC double glazed frosted front door, central heating radiator, smoke detector, cornice coving, dado rail, doors leading to reception room one, kitchen, bathroom, four bedrooms, further hall and reception room two.

Reception Room One

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

Two UPVC double glazed windows, central heating radiator, ceiling rose, cornice coving, gas log burning effect stove with tiled hearth, television point and Bose surround sound.

Kitchen

20'0 x 14'10 (6.10m x 4.52m)

Three UPVC double glazed windows, two central heating radiator, coving, range of high gloss wall and base units with granite work surfaces, , integrated high rise combi oven/microwave and warming drawer, five ring electric hob and extractor hood, ceramic inset one and a half bowl sink with integrated draining ridges and boiling mixer tap, integrated dishwasher, integrated fridge freezer, central island, spotlights, remote gas log burning effect stove with tiled hearth, wood effect tiled flooring and UPVC double glazed door to side elevation.

Reception Room Two

14'10 x 9'11 (4.52m x 3.02m)

Central heating radiator, coving, spotlights, fitted desk/storage and UPVC double glazed door to conservatory.

Conservatory

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

UPVC double glazed windows, UPVC double glazed roof, television point, wood effect flooring with underfloor heating and UPVC double glazed French doors to rear.

Bedroom One

19'10 x 14'7 (6.05m x 4.45m)

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

En Suite

11'7 x 6'1 (3.53m x 1.85m)

Two UPVC double glazed frosted windows, electric heated towel rail, dual flush WC, vanity top wash basin with mixer tap, corner multi-jet shower enclosed, extractor fan, spotlights, tiled elevations and tiled flooring.

Bedroom Two

13'1 x 11'10 (3.99m x 3.61m)

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

Bedroom Three

13'5 x 8'5 (4.09m x 2.57m)

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

Bedroom Four

16'9 x 12'8 (5.11m x 3.86m)

Two UPVC double glazed windows, central heating radiator and fitted wardrobes.

Bathroom

7'10 x 6'1 (2.39m x 1.85m)

Central heated towel rail, dual flush WC, corner wall mounted wash basin with mixer tap, P-shaped panel bath with mixer tap and overhead direct feed shower, tiled elevations, spotlights, extractor fan and tiled flooring.

External

Framed by expansive, meticulously landscaped gardens, this property sits proudly on a generously sized plot. A sweeping driveway, complete with a turning circle, offers ample off-road parking and leads to a detached double garage, while continuing toward a private rear field—ideal for extending the already generous outdoor space. Electric wrought iron gates open to a charming paved courtyard, with stone steps inviting you to the formal garden beyond, where a tranquil pond and raised decking are embraced by flower beds.

Garage

22'0 x 20'9 (6.71m x 6.32m)

UPVC double glazed window, plumbing for washing machine, space for dryer, floor mounted Worcester boiler, UPVC double glazed door and remote roller shutter garage door.

Garage

20'8 x 10'4 (6.30m x 3.15m)



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