



Rochester Drive, Burnley, BB10 2BH

Offers Over £300,000

AN OUTSTANDING DETACHED FAMILY HOME

Nestled in the highly desirable estate within Burnley, Rochester Drive presents an exquisite detached family home that epitomises modern living. This property boasts four generously sized bedrooms, providing ample space for family life, alongside two well-appointed bathrooms that cater to the needs of a busy household.

The heart of the home is a contemporary fitted kitchen that seamlessly blends comfort and contemporary style, perfect for both entertaining guests and family meals. The addition of a separate utility room and a convenient WC enhances the practicality of this delightful residence.

Outside, the property is equally impressive, featuring beautifully landscaped, wrap around tiered gardens that offer a beautiful outdoor retreat, ideal for children to play or for hosting summer gatherings. The double driveway ensures ample parking for family and visitors alike, while the stunning views surrounding the home add to its charm.

This property is a true credit to its current owners, having been transformed into a luxurious and stylish abode that is ready for you to move straight into. It is a perfect family home that should not be missed. Whether you are looking for a place to settle down or a stylish space to entertain, this home on Rochester Drive is sure to meet your needs and exceed your expectations.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	71	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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4 2 2 C

- Four Bedroom Detached Home
 - Separate Utility And WC
 - EPC Rating - C
 - Tenure - Freehold
- Luxurious Family Living
 - Landscaped Tiered Gardens
 - Council Tax Band - D
- Contemporary Fitted Kitchen
 - Stunning Countryside Views
 - Off Road Parking

Ground Floor

Entrance

UPVC double glazed frosted door to hall.

Hall

9'11 x 2'11 (3.02m x 0.89m)

Central heating radiator, coving, smoke alarm, wood effect laminate flooring, doors to WC and reception room, stairs to first floor.

WC

4'3 x 2'11 (1.30m x 0.89m)

UPVC double glazed frosted window, heated towel rail, two piece suite comprising of a dual flush WC, vanity top washbasin with mixer tap, tiled elevations, wood effect laminate flooring.

Reception Room

14'11 x 11'1 (4.55m x 3.38m)

Two UPVC double glazed lead windows, two central heating radiators, coving, dado rail, gas living flame fire with limestone hearth and surround, television point, double doors ro dining room.

Dining Room

8'11 x 8'8 (2.72m x 2.64m)

Central heating radiator, coving, dado rail, door to kitchen, UPVC double glazed sliding door to rear.

Kitchen

10'3 x 8'11 (3.12m x 2.72m)

UPVC double glazed window, plinth heater, range of gloss wall and base units, wood effect surfaces, tiled splashbacks, ceramic one and a half sink and drainer with high spout mixer tap, integrated electric high rise double Bosch oven with four ring gas hob and extractor hood, integrated microwave, fridge freezer and dishwasher, understairs storage, wood effect laminate flooring, door to utility room.

Utility Room

8'11 x 4'11 (2.72m x 1.50m)

Central heating radiator, range of gloss wall and base units, wood effect surfaces, tiled splashbacks, stainless steel sink and drainer with mixer tap, plumbing for washing machine and dryer, Baxi boiler, wood effect laminate flooring, door to garage. UPVC double glazed frosted door to rear.

Garage

17'11 x 8'11 (5.46m x 2.72m)

Power, lighting, up and over garage door.

First Floor

Landing

10'10 x 5'10 (3.30m x 1.78m)

Central heating radiator, loft access, smoke alarm, over stairs storage, doors to four bedrooms and bathroom.

Bedroom One

13'5 x 8'11 (4.09m x 2.72m)

UPVC double glazed leaded window, central heating radiator, television point, door to en suite.

En Suite

7 x 5'7 (2.13m x 1.70m)

UPVC double glazed frosted window, chrome heated towel rail, three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall walk in shower with rinse head, tiled elevations, inset shelving, PVC to ceiling, extractor fan, spotlights, tiled flooring.

Bedroom Two

11'6 x 8'11 (3.51m x 2.72m)

UPVC double glazed window, central heating radiator.

Bedroom Three

12'7 x 8'11 (3.84m x 2.72m)

UPVC double glazed window, central heating radiator.

Bedroom Four

7'3 x 6'11 (2.21m x 2.11m)

UPVC double glazed window, central heating radiator.

Bathroom

8 x 5'7 (2.44m x 1.70m)

UPVC double glazed frosted window, chrome heated towel rail, three piece suite comprising of, panelled bath with mixer tap and rinse head, vanity top washbasin with mixer tap, dual flush WC, tiled elevations, spotlights, PVC to ceiling, extractor fan, wood effect laminate flooring.

External

Front

Laid to lawn garden with block paving driveway and access to garage.

Rear

Tiered garden with decking and porcelain tile patio.



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