



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D	70	
(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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Hurstwood Lane, Burnley, BB10 3LF

Offers Over £625,000

EXCEPTIONAL FIVE BEDROOM BUNGALOW IN HURSTWOOD VILLAGE WITH A PRIVATE SWIMMING POOL

Set within the highly regarded surroundings of Hurstwood Village, Worsthorne, this substantial five-bedroom true bungalow presents an increasingly rare opportunity, combining impressive single-storey accommodation with beautifully maintained interiors, generous grounds and a superb private swimming pool.

Presented to an excellent standard throughout, the property offers a remarkably versatile layout centred around four distinct living areas, providing an abundance of space for both relaxed family life and entertaining. The accommodation is bright and inviting, with large windows drawing in natural light and framing attractive garden views, while the carefully maintained décor creates a welcoming sense of quality throughout.

There are five generously proportioned bedrooms, offering excellent flexibility for family, guests, home working or dressing space, complemented by two well-appointed bathrooms. The kitchen is immaculately presented with plentiful storage and garden access, while the various reception and dining spaces allow each area of the home to serve its own purpose without compromising the effortless flow of the property.

Externally, the home continues to impress. The private outdoor swimming pool forms an outstanding centrepiece to the landscaped gardens, surrounded by established greenery, mature trees and generous areas for outdoor seating and entertaining.

A substantial driveway provides ample off-road parking and leads to a detached double garage, further enhancing the practicality of this exceptional home. Not overlooked and boasting enviable countryside views, this property has an enviable sense of privacy and is located in the most desirable setting.

Beautifully presented, exceptionally spacious and positioned within the desirable Hurstwood Village setting, this is a distinctive true bungalow offering an enviable combination of space, privacy and lifestyle.

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5 2 4 C

- Tenure Freehold
 - Substantial Driveway For Ample Off Road Parking With Access To A Detached Double Garage
 - Sought After Location In The Village Of Hurstwood
 - Easy Access To Major Network Links
- Council Tax Band E
 - Five Generously Proportioned Bedrooms And Two Well Appointed Bathrooms
 - Abundance Of Indoor And Outdoor Space
- EPC Rating C
 - Impressive Single Storey Accommodation And Generous Grounds With A Superb Private Swimming Pool
 - Impressive Countryside Views

Ground Floor

Entrance

Composite double glazed frosted door to the hallway.

Hallway

20'10 x 12'11 (6.35m x 3.94m)

Central heating radiator, partially vaulted ceiling with wood cladding, loft access, smoke alarm, two feature wall lights, three storage cupboards one with plumbing for a washing machine and one with an integrated boiler, wood effect Karndean flooring, doors to the reception room, kitchen, four bedrooms and a bathroom.

Reception Room

15'10 x 13'10 (4.83m x 4.22m)

Central heating radiator, vaulted ceiling with wood cladding, television point, wood effect Karndean flooring, open to the dining room and open to the breakfast room, UPVC double glazed French doors to the front

Dining Room

15'2 x 11'9 (4.62m x 3.58m)

UPVC double leaded window, central heating radiator, coving, open coal fire with limestone hearth and surround, two feature wall lights, UPVC double glazed leaded French doors to the front.

Breakfast Room

9'8 x 8'9 (2.95m x 2.67m)

UPVC double glazed leaded window, central heating radiator, coving, wood effect laminate Karndean flooring, hardwood single glazed leaded stain glass doors to the kitchen and lounge, door to bedroom one.

Lounge

15'2 x 11'9 (4.62m x 3.58m)

UPVC double glazed leaded window, central heating radiator, cornice coving, gas fire with marble hearth and surround, five feature wall lights, television point.

Bedroom One

14'8 x 13'8 (4.47m x 4.17m)

UPVC double glazed leaded window, UPVC double glazed frosted window, central heating radiator, fitted wardrobes, two feature wall lights, coving, spotlights, wood effect laminate flooring, door to the en suite.

En Suite

7'10 x 5'2 (2.39m x 1.57m)

UPVC double glazed frosted leaded window, central heating radiator, a three piece suite comprising of a vanity top wash basin with mixer tap, low basin WC, direct feed rainfall shower enclosure, tiled elevations, spotlights, coving, wood cladding to the ceiling, wood effect laminate flooring.

Kitchen

13'11 x 9'9 (4.24m x 2.97m)

UPVC double glazed leaded window, a range of panelled wall and base units, granite effect surface, tiled splash backs, composite one and a half sink and drainer with mixer tap, space for a double electric oven with a four ring electric hob, integrated extractor hood, integrated fridge and freezer, plumbing for a dishwasher, under unit lighting, wood effect Karndean flooring, UPVC double glazed leaded door to the rear.

Bedroom Two

14 x 9'9 (4.27m x 2.97m)

UPVC double glazed leaded window, central heating radiator, coving.

Bedroom Three

12'10 x 10 (3.91m x 3.05m)

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

Bedroom Four

10 x 9'3 (3.05m x 2.82m)

UPVC double glazed leaded window, central heating radiator, coving.

Bedroom Five

8'11 x 6'11 (2.72m x 2.11m)

UPVC double glazed leaded window, central heating radiator.

Bathroom

8'11 x 5'10 (2.72m x 1.78m)

UPVC double glazed leaded frosted window, chrome heated towel rail, a three piece suite comprising of a vanity top wash basin with mixer tap, dual flush WC, tiled panelled bath with a direct feed rainfall over head shower, rinse head and mixer tap, LED mirror, tiled elevations, spotlights, PVC panelling to the ceiling, extractor fan, tiled flooring.

External

Rear

Enclosed wrap around laid to lawn garden with paving, heated pool, (32ft long 15ft wide, shallow 3 1/2 ft, deep end 6 1/2 feet), a summer cover and winter cover, patio areas, stone chipping and access to the detached garage.

Front

Wrap around garden paving, slate chippings, palm trees, off road parking and access to the garage.

Garage

18'11 x 15'5 (5.77m x 4.70m)

UPVC double glazed window, power and lighting, plumbing for a washing machine and dryer, pool filter and heater.

