



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	75
(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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## Vandyck Avenue, Burnley, BB11 5HQ

£375,000

AN IDYLIC FIVE BEDROOM DETACHED FAMILY HOME WITH IMPRESSIVE GARDENS

Nestled in the tranquil Vandyck Avenue, Burnley, this exquisite detached family home is a true gem. Offering an impressive five bedrooms, this property is designed to accommodate the needs of a growing family. The interior boasts three spacious living areas, providing ample room for relaxation and entertainment, while three well-appointed bathrooms ensure convenience for all.

The home has been presented and maintained to the highest standard, showcasing modern fixtures and fittings that enhance its appeal. The integral double garage adds practicality, making it easy to store vehicles and belongings.

Outside, the beautifully maintained wrap-around gardens create a serene outdoor space, perfect for family gatherings or quiet moments of reflection. The property also benefits from ample off-road parking, ensuring that guests can visit without hassle. Situated on a quiet cul-de-sac, this home offers a peaceful retreat from the hustle and bustle of everyday life.

# Vandyck Avenue, Burnley, BB11 5HQ

£375,000

5 3 3 C

- Impressive Detached Property
- Presented to Highest Standard Throughout
- Off Road Parking
- EPC Rating C
- Five Bedrooms
- Abundance of Living And Garden Space
- Tenure Freehold
- Three Bathrooms
- Beautifully Maintained Wraparound Gardens
- Council Tax Band D

## Ground Floor

### Entrance Porch

5'10 x 3'4 (1.78m x 1.02m )

Hardwood single glazed frosted front door, central heating radiator, dado rail and single glazed frosted door to hall.

### Hall

15'0 x 5'10 (4.57m x 1.78m)

Central heating radiator, spotlights, dado rail, double doors to lounge and dining room, single glazed frosted door to WC and stairs to first floor.

### WC

5'10 x 2'10 (1.78m x 0.86m)

UPVC double glazed frosted window, heated towel rail, dual flush WC, vanity top wash basin with mixer tap, tiled elevations, coving and tiled flooring.

### Lounge

18'2 x 12'0 (5.54m x 3.66m)

UPVC double glazed window, central heating radiator, coving, gas fire with stone hearth, granite surround and stone mantel, television point and UPVC double glazed sliding door to rear.

### Dining Room

18'2 x 10'4 (5.54m x 3.15m )

UPVC double glazed window, central heating radiator, coving, spotlights, television point, open to kitchen and UPVC double glazed French doors to garden room.

### Garden Room

13'3 x 12'3 (4.04m x 3.73m )

UPVC double glazed windows, double glazed roof, spotlights, television point, wood effect laminate flooring and UPVC double glazed bi-folding doors to rear.

### Kitchen

12'9 x 9'7 (3.89m x 2.92m)

UPVC double glazed window, central heated towel rail, range of panelled wall and base units with granite work surfaces, tiled splashback, inset double stainless steel sink with mixer tap, three door gas AGA with two hotplates, integrated fridge freezer, integrated microwave, plumbing for washing machine, tiled flooring and hardwood single glazed stable door to boot room.

## Boot Room

9'7 x 3'7 (2.92m x 1.09m)

Spotlights, tiled flooring, door to double garage and hardwood single glazed frosted stable door to rear.

## Double Garage

17'9 x 16'11 (5.41m x 5.16m)

Power, lighting, water and two up and over garage doors.

## First Floor

### Landing

11'8 x 9'4 (3.56m x 2.84m )

UPVC double glazed window, central heating radiator, loft access, over stairs storage, doors leading to three bedrooms, study and family bathroom.

### Bedroom Two

13'8 x 12'2 (4.17m x 3.71m )

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

### En Suite

6'4 x 4'6 (1.93m x 1.37m )

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

### Bedroom Four

10'2 x 8'5 (3.10m x 2.57m )

UPVC double glazed window and central heating radiator.

### Bedroom Five

9'0 x 6'9 (2.74m x 2.06m)

UPVC double glazed window and central heating radiator.

### Study

14'3 x 9'5 (4.34m x 2.87m )

UPVC double glazed window, central heating radiator, doors leading to bedroom one and bedroom three.

### Bedroom One

17'6 x 12'7 (5.33m x 3.84m)

Two UPVC double glazed windows, central heating radiator, coving, fitted wardrobes and door to Jack & Jill en suite.

## Jack & Jill En Suite

13'11 x 7'4 (4.24m x 2.24m )

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, panel bath with mixer tap, double direct feed shower enclosed, tiled elevations, spotlights, integrated linen cupboard, extractor fan, tiled flooring and door to bedroom three.

## Bedroom Three

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

UPVC double glazed window, central heating radiator and storage cupboard.

## Bathroom

6'4 x 6'3 (1.93m x 1.91m )

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



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