



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Town Hill Bank, Padiham, BB12 8DH

### Offers Over £340,000

#### IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOME

Located in the charming area of Town Hill Bank, Padiham, Burnley, this stunning four-bedroom detached family home is a true gem. With its modern design and thoughtful layout, it offers a perfect blend of comfort and style, making it an ideal choice for families seeking a welcoming environment.

Upon entering, you are greeted by a spacious lounge adorned with tasteful decor, creating a warm and inviting atmosphere. The heart of the home is undoubtedly the modern kitchen diner, which seamlessly flows into a bright garden room, perfect for enjoying sunny afternoons. The kitchen is complemented by a separate utility room, ensuring practicality for everyday living. Additionally, a cosy snug featuring a log burner provides a delightful space for relaxation during the cooler months.

The property boasts four well-proportioned bedrooms, including a master suite with a hidden en suite shower room, offering a private retreat for the homeowners. A family bathroom serves the remaining bedrooms, ensuring convenience for all.

Outside, the landscaped garden presents a tranquil setting for outdoor gatherings and play, while the driveway accommodates multiple vehicles, complemented by a garage for off-road parking. This home is ready to move into, making it an excellent opportunity for those looking to settle in a desirable location.

In summary, this exceptional family home in Padiham combines modern living with practical features, all set within a lovely community. Do not miss the chance to make this beautiful property your own.



# Town Hill Bank, Padiham, BB12 8DH

## Offers Over £340,000

 4  2  1  C

- Exquisite Detached Property
- Two Bathrooms
- Off Road Parking and Integral Garage
- EPC Rating C
- Four Bedrooms
- Open Plan Fitted Living Kitchen
- Tenure Freehold
- Versatile Loft Room
- Low Maintenance Externals
- Council Tax Band D

### Ground Floor

#### Entrance Hall

15'4 x 6'3 (4.67m x 1.91m )

Composite double glazed frosted front door, central heating radiator, smoke detector, doors leading to WC, reception room, open plan kitchen/living area, panelled under stairs storage system and stairs to first floor.

#### WC

5'7 x 2'8 (1.70m x 0.81m)

UPVC double glazed frosted window, central heating radiator, vanity top wash basin with mixer tap, dual flush WC, partially tiled elevations and tiled flooring.

#### Reception Room

13'10 x 10'10 (4.22m x 3.30m)

UPVC double glazed box window, central heating radiator, coving, wall mounted electric media fire and television point.

#### Open Plan Kitchen/Living Area

25'11 x 22'7 (7.90m x 6.88m )

UPVC double glazed windows, two central heating radiators, range of wall and base units with granite work surfaces, central island, stainless steel splashback, composite one and a half bowl sink and drainer with high spout spring mixer tap, integrated double oven with four ring electric hob, integrated dishwasher, space for American-style fridge freezer, cast iron log burner with stone hearth and surround, television point, recessed ceiling with lighting, spotlights, pendant lighting, part wood effect flooring, door to utility and two UPVC double glazed sliding doors to rear.

#### Utility

11'10 x 5'9 (3.61m x 1.75m)

Range of panelled wall and base units with wood effect work surfaces, stainless steel one and a half bowl sink and drainer with mixer tap, plumbing for washing machine, wood effect flooring, door to garage and UPVC double glazed door to side elevation.

#### Garage

17'1 x 11'10 (5.21m x 3.61m)

Power, lighting, space for fridge freezer, space for dryer, tiled effect flooring and up and over garage door.

### First Floor

#### Landing

11'5 x 6'4 (3.48m x 1.93m )

Smoke detector, doors leading to four bedrooms, bathroom and stairs to second floor.

#### Bedroom One

14'11 x 10'9 (4.55m x 3.28m)

Two UPVC double glazed windows, central heating radiator, fitted wardrobes with access to en suite.

#### En Suite

9'11 x 3'9 (3.02m x 1.14m)

UPVC double glazed frosted window, central heated towel rail, dual

flush WC, vanity top wash basin with mixer tap, direct feed multi-jet shower enclosed, tiled elevations, wood panelling to ceiling, spotlights, extractor fan and tiled flooring.

#### Bedroom Two

11'1 x 10'5 (3.38m x 3.18m)

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

#### Bedroom Three

15'5 x 7'3 (4.70m x 2.21m )

UPVC double glazed window and central heating radiator.

#### Bedroom Four

7'6 x 7'1 (2.29m x 2.16m )

UPVC double glazed window, central heating radiator, fitted storage and desk.

#### Bathroom

11'1 x 5'5 (3.38m x 1.65m )

UPVC double glazed frosted window, central heated towel rail, dual flush WC, tiled panel bath with mixer tap and overhead electric feed shower, vanity top wash basin with mixer tap, partially tiled elevations, extractor fan, spotlights and tiled effect flooring.

### Second Floor

#### Attic Room

17'5 x 7'8 (5.31m x 2.34m )

Two Velux windows, central heating radiator, spotlights and eaves storage.

#### External

#### Rear

Enclosed garden with decking, artificial lawn, pergola, six person hot tub and Indian stone paving.

#### Front

Paved driveway, slate chippings and access to garage.



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