



Cumbrian Way, Burnley, BB12 8UN Offers Over £400,000

A DELUXE EXTENDED DETACHED FAMILY HOME

Nestled in the sought-after Cumbrian Way, Burnley, this exquisite four double bedroom detached family home is a true gem. Fully renovated and extended to the highest standard, it presents a stylish and desirable living space that is both luxurious and welcoming.

As you step inside, you are greeted by two spacious reception rooms that exude character and charm, perfect for both relaxation and entertaining. The heart of the home is undoubtedly the impressive country-style kitchen diner, which evokes the warmth of a traditional farmhouse, making it an ideal setting for family gatherings and culinary adventures. The enviable garden room, with its bi-folding doors, seamlessly connects the indoors to the beautifully landscaped garden, creating a tranquil oasis for outdoor enjoyment.

This remarkable property boasts two contemporary fitted bathrooms, ensuring convenience and comfort for the entire family. The generous garage space adds to the practicality of the home, providing ample storage or potential for a workshop.

Situated on the most desirable estate in this popular location, the property offers an abundance of high-quality indoor and outdoor space that radiates sophistication and class. The double driveway provides ample parking, while the impressive conifer trees at the rear create a sense of privacy, making this home a perfect retreat from the hustle and bustle of everyday life.

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		
EU Directive 2002/91/EC		

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- Outstanding Detached Property
- Presented to Highest Standard Throughout
- Off Road Parking
- EPC Rating TBC
- Four Double Bedrooms
- Abundance of Living Space
- Tenure Freehold
- Two Bathrooms
- Stunning Rear Garden
- Council Tax Band E

Ground Floor

Entrance

Composite double glazed frosted door to the hallway.

Hallway

14'3 x 6'2 (4.34m x 1.88m)

Cast iron central heating radiator, coving, under stairs storage cupboard, solid oak flooring, oak doors leading to reception room, kitchen/dining area, WC and staircase to first floor.

WC

7'7 x 3'1 (2.31m x 0.94m)

Central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, tiled elevations, coving and tiled flooring.

Reception Room

16'9 x 10'9 (5.11m x 3.28m)

UPVC double glazed box window, cast iron central heating radiator, coving, cast iron open coal gas fire, television point, solid oak flooring and oak double doors to dining room.

Dining Room

10'9 x 8'11 (3.28m x 2.72m)

Cast iron central heating radiator, coving, pendant lighting, solid oak flooring, open to garden room and oak door to kitchen/dining area.

Garden Room

13'8 x 11'5 (4.17m x 3.48m)

Two Velux windows, cast iron central heating radiator, television point, slate tiled flooring and surrounding UPVC double glazed bi-folding doors to rear.

Kitchen/Dining Area

23'1 x 12'4 (7.04m x 3.76m)

UPVC double glazed window, two Velux windows, two central heating radiators, range of panelled wall and base units with granite work surfaces, inset composite one and a half bowl sink with high spout mixer tap, two door Britannia range cooker with six ring gas hob and extractor hood, space for an American-style fridge freezer, integrated dishwasher, central island with breakfast bar, two feature wall lights, pendant lighting, tiled flooring, oak door to utility and UPVC double glazed French doors to rear.

Utility

11'2 x 7'8 (3.40m x 2.34m)

UPVC double glazed window, Velux window, central heating radiator, range of black wall and base units with stainless steel surfaces, stainless steel sink with mixer tap, plumbing for washing machine, space for dryer, spotlights, vinyl flooring, oak door to garage and composite double glazed frosted door to side elevation.

Garage

17'6 x 16'7 (5.33m x 5.05m)

Power, lighting and two up and over garage doors.

First Floor

Landing

9'6 x 4'7 (2.90m x 1.40m)

Loft access, storage cupboard, oak doors leading to four bedrooms and family bathroom.

Bedroom One

14'2 x 10'11 (4.32m x 3.33m)

UPVC double glazed window, central heating radiator, coving, wood panelled elevations, fitted wardrobes and oak door to en suite.

En Suite

7'8 x 6'7 (2.34m x 2.01m)

UPVC double glazed frosted window, chrome heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosed, tiled elevations, spotlights and tiled flooring.

Bedroom Two

14'4 x 10'10 (4.37m x 3.30m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Three

9'4 x 9'1 (2.84m x 2.77m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Four

9'4 x 7'9 (2.84m x 2.36m)

UPVC double glazed window and central heating radiator.

Bathroom

8 x 6'3 (2.44m x 1.91m)

UPVC double glazed frosted window, chrome heated towel rail, tiled panel double bath with mixer tap, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, spotlights and tiled flooring.

External

Rear

Enclosed laid to lawn garden with stone chippings, paving, decking, bedding, conifer boarders and fish pond.

Front

Laid to lawn garden with bedding, paving, block paved double driveway and access to garage.



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