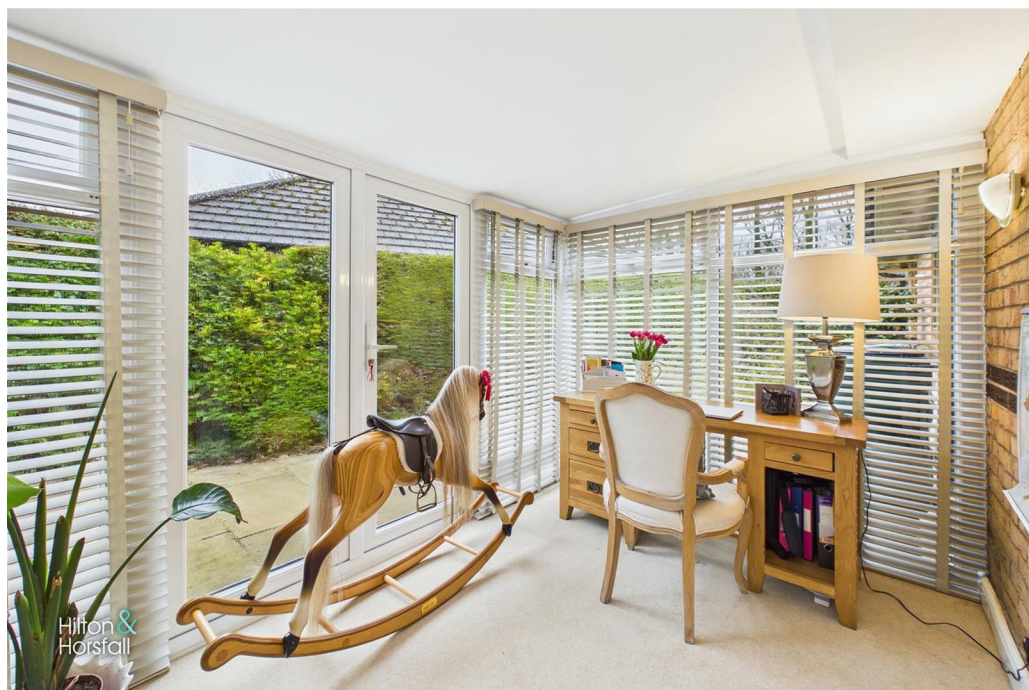


Thanet Lee Close, Cliviger, Burnley

OFFERS IN THE REGION OF £625,000







Thanet Lee Close, Burnley

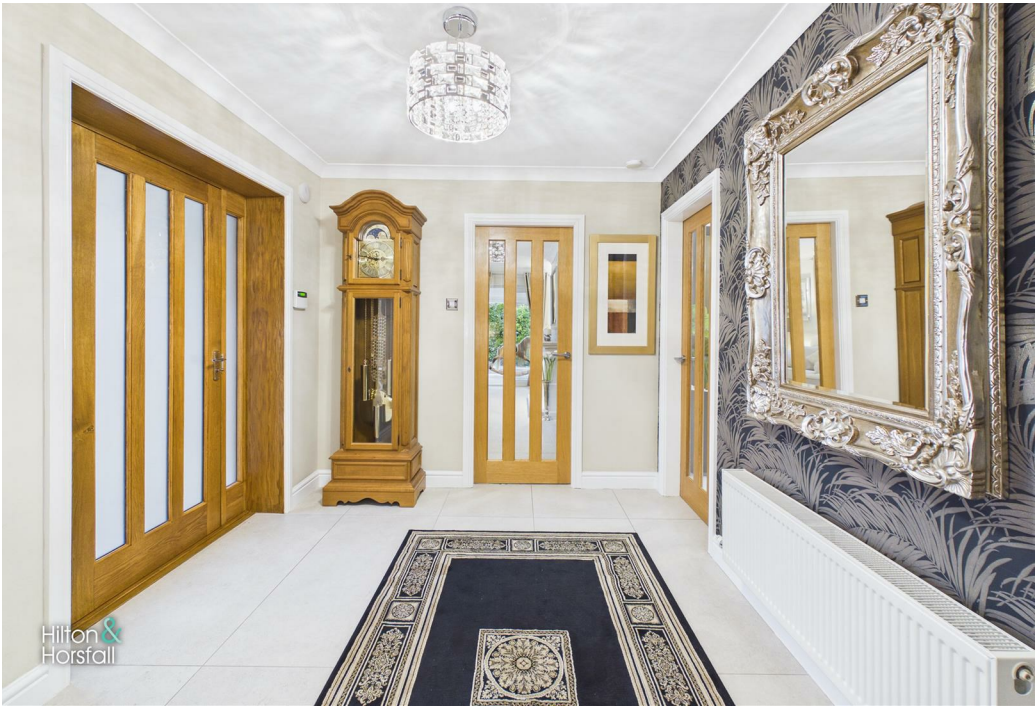
OFFERS IN THE REGION OF £625,000

- Stunning detached home set within private landscaped grounds
- Beautiful open plan dining kitchen and garden room
- Four well-proportioned bedrooms including principal with ensuite
- Stylish modern house bathroom and additional ensuite shower room
- Generous driveway and detached double garage with power, lighting and water
- Beautifully landscaped private garden with patio areas and powered gazebo
- Fantastic rear garden with patio areas and outdoor sauna
- Garden pre-wired for an outdoor hot tub
- Solar PV panels providing energy efficiency and Feed-in Tariff income

Nestled within a peaceful and highly private setting, this beautifully presented four bedroom detached home offers spacious and versatile living accommodation finished to an exceptional standard throughout. The heart of the property is the stunning open plan dining kitchen which flows effortlessly into the impressive garden room, creating a wonderful space for both everyday family living and entertaining. The property also benefits from a separate utility room, four well-proportioned bedrooms including a principal bedroom with ensuite shower room, and a stylish modern house bathroom. Externally the property is equally impressive, set within beautifully landscaped and secluded gardens surrounded by mature trees which provide a fantastic sense of privacy. The generous patio areas are perfect for outdoor dining and relaxing, whilst a superb outdoor sauna adds a unique and luxurious touch to the garden. To the front of the property there is ample driveway parking along with access to a detached double garage, completing this truly special home.







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GROUND FLOOR

ENTRANCE VESTIBULE

RECEPTION HALLWAY 2.57m x 5.51m (8'5" x 18'0")

A spacious and beautifully presented reception hallway creating an impressive first impression upon entering the property. Finished with stylish tiled flooring and neutral décor, the hallway offers a bright and welcoming feel whilst providing access to the principal living accommodation. Contemporary lighting and quality internal oak doors enhance the space, whilst the generous proportions allow room for freestanding furniture. The hallway also benefits from useful built-in storage, making it both practical and visually impressive.

LIVING ROOM 4.03m x 5.11m (13'2" x 16'9")

A beautifully presented and generously proportioned living room finished in soft neutral tones, creating an elegant yet comfortable space to relax and entertain. A large front-facing window allows plenty of natural light to fill the room, whilst a contemporary feature fireplace with inset living flame gas fire and decorative surround forms an attractive focal point. French doors to the rear provide direct access through to the sunroom and garden beyond, seamlessly connecting the indoor and outdoor living spaces. The room is further enhanced by stylish wall lighting and modern vertical radiators, completing this impressive reception room.

SUN ROOM 3.35m x 2.23m (10'11" x 7'3")

A bright and inviting sun room positioned just off the living room, enjoying an abundance of natural light through surrounding windows fitted with stylish plantation shutters. French doors open directly out to the garden, creating a pleasant connection to the outdoor space and making this an ideal spot to relax or enjoy a quiet morning coffee. The room offers versatile use and is currently arranged as a study area, whilst the exposed brick wall adds character and warmth to the space.

BREAKFAST KITCHEN 3.53m x 6.67m (11'6" x 21'10")

A stunning and spacious open plan dining kitchen forming the heart of the home, beautifully designed for modern living and entertaining. The kitchen is fitted with a range of contemporary high gloss wall and base units complemented by quality work surfaces and a large central island with breakfast bar seating, creating both a practical workspace and sociable dining area. Integrated appliances include double ovens, induction hob, wine cooler and further built-in appliances, whilst a feature skylight and recessed lighting allow an abundance of natural light to flood the room. The space flows effortlessly into the dining and garden room areas through wide openings, creating a superb open plan layout ideal for both everyday family living and entertaining guests, with access also leading through to the utility room.

GARDEN ROOM 3.69m x 3.85m (12'1" x 12'7")

A stunning garden room positioned just off the kitchen, creating a beautiful dining and entertaining space with uninterrupted views over the landscaped gardens and surrounding woodland. Flooded with natural light through large picture windows, skylights and French doors leading directly onto the patio, this impressive room perfectly blends indoor and outdoor living. The generous proportions easily accommodate a large dining table, making it ideal for hosting family and guests, whilst the contemporary lighting and clean neutral décor further enhance the bright and elegant atmosphere of this exceptional space.

UTILITY ROOM 2.01m x 2.99m (6'7" x 9'9")

A practical and well-appointed utility room fitted with a range of matching wall and base units with complementary work surfaces and inset sink. The room provides space and plumbing for a washing machine and additional appliances, offering useful extra storage and workspace separate from the main kitchen. A window to the side allows natural light into the room, whilst a glazed door provides convenient access out to the garden and patio area.

BEDROOM ONE 3.32m x 3.56m (10'10" x 11'8")

A beautifully presented and generously proportioned principal bedroom positioned to the front of the property, enjoying a pleasant outlook through the large window which allows plenty of natural light to fill the room. The space comfortably accommodates a king-sized bed and is further enhanced by fitted wardrobes providing excellent storage. Finished in soft neutral tones, this stylish bedroom offers a calm and relaxing atmosphere and benefits from direct access to a modern ensuite shower room.

ENSUITE SHOWER ROOM 1.61m x 2.53m (5'3" x 8'3")

A stylish and modern ensuite shower room fitted with a contemporary three-piece suite comprising a walk-in shower with glass screen and rainfall shower head, low level WC and vanity wash basin with storage beneath. The room is finished with elegant tiled walls and flooring, complemented by recessed lighting and a heated chrome towel radiator, whilst a frosted window allows natural light into the space.

BEDROOM TWO 3.52m x 3.03m (11'6" x 9'11")

A spacious and well-presented double bedroom featuring fitted wardrobes providing excellent storage. French doors open directly out onto the garden and patio area, allowing plenty of natural light to fill the room whilst offering a lovely outlook over the beautifully landscaped gardens and surrounding woodland. The room comfortably accommodates a double bed and additional furniture, creating a bright and relaxing space ideal for guests or family members.

BEDROOM THREE 2.69m x 3.06m (8'9" x 10'0")

A well-proportioned bedroom enjoying a pleasant outlook over the rear garden through the large window which allows plenty of natural light into the room. The space comfortably accommodates a bed and additional furniture and benefits from fitted wardrobes providing useful storage. This versatile room could also be utilised as a guest bedroom, nursery or home office depending on individual requirements.

BEDROOM FOUR / STUDY 3.10m x 2.52m (10'2" x 8'3")

A versatile room currently utilised as a home office, offering an ideal space for those working from home or requiring a quiet study area. The room benefits from a window allowing natural light to fill the space and comfortably accommodates office furniture or a single bed if required. This flexible room could easily serve as a fourth bedroom, study or hobby room depending on individual needs.

HOUSE BATHROOM 2.14m x 2.69m (7'0" x 8'9")

A beautifully appointed and spacious family bathroom fitted with a contemporary four-piece suite comprising a freestanding bath, separate walk-in shower enclosure with glass screen, low level WC and a modern vanity wash basin with storage beneath. The room is finished with stylish marble-effect tiled walls and flooring, complemented by recessed ceiling lighting and a chrome heated towel radiator. A frosted window allows natural light into the space whilst maintaining privacy, creating a bright and luxurious bathroom.

DETACHED DOUBLE GARAGE 5.36m x 5.21m (17'7" x 17'1")

A substantial detached double garage providing excellent secure parking and additional storage space. Accessed via twin up-and-over doors, the garage offers ample room for two vehicles along with further space for tools, equipment or workshop use. Positioned conveniently within the grounds, the garage complements the generous driveway parking and adds further practicality to this impressive home.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/thanet-lee-close>







LOCATION

Situated on a quiet and highly desirable cul-de-sac in the sought-after village of Cliviger, this superb home enjoys a peaceful semi-rural setting surrounded by beautiful countryside. The location offers a wonderful balance of tranquillity and convenience, with scenic walks and open countryside right on the doorstep whilst still being within comfortable reach of Burnley town centre and its wide range of amenities, shops and restaurants. Excellent transport links are also nearby including access to the M65 motorway network and train stations providing connections to surrounding towns and cities, making this an ideal location for both commuters and those seeking a quieter lifestyle.

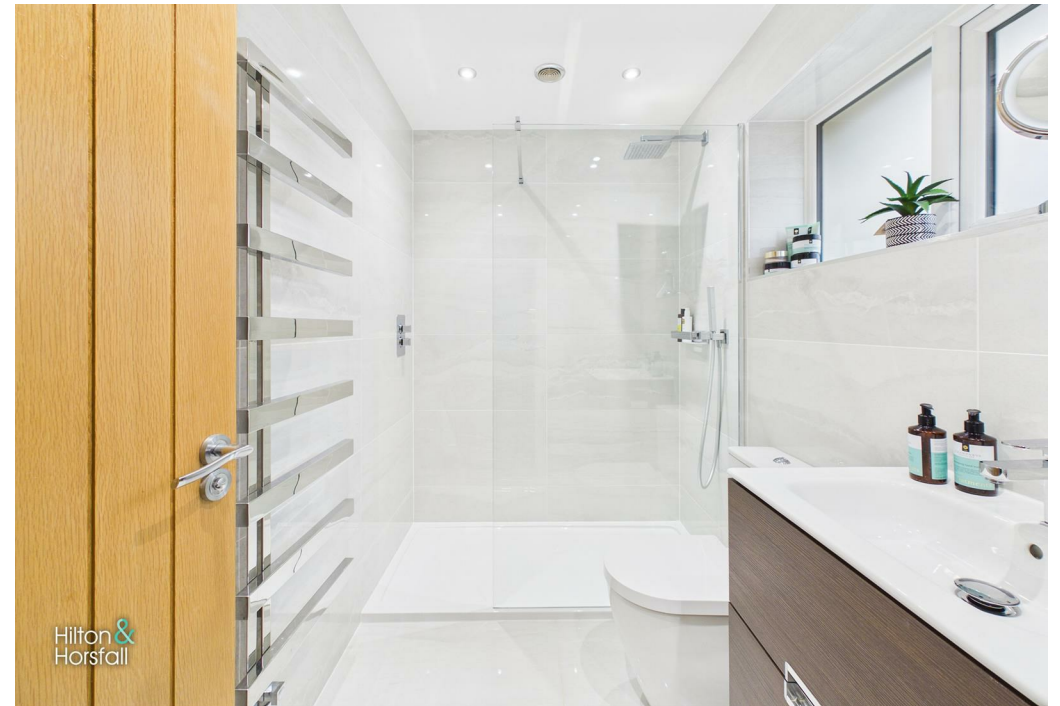
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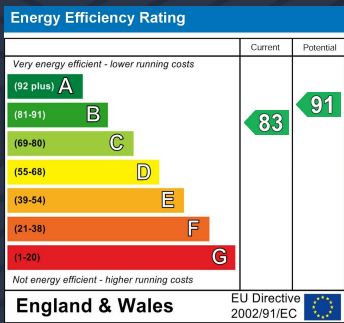
Approximate total area^m

1533 ft²
142.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





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