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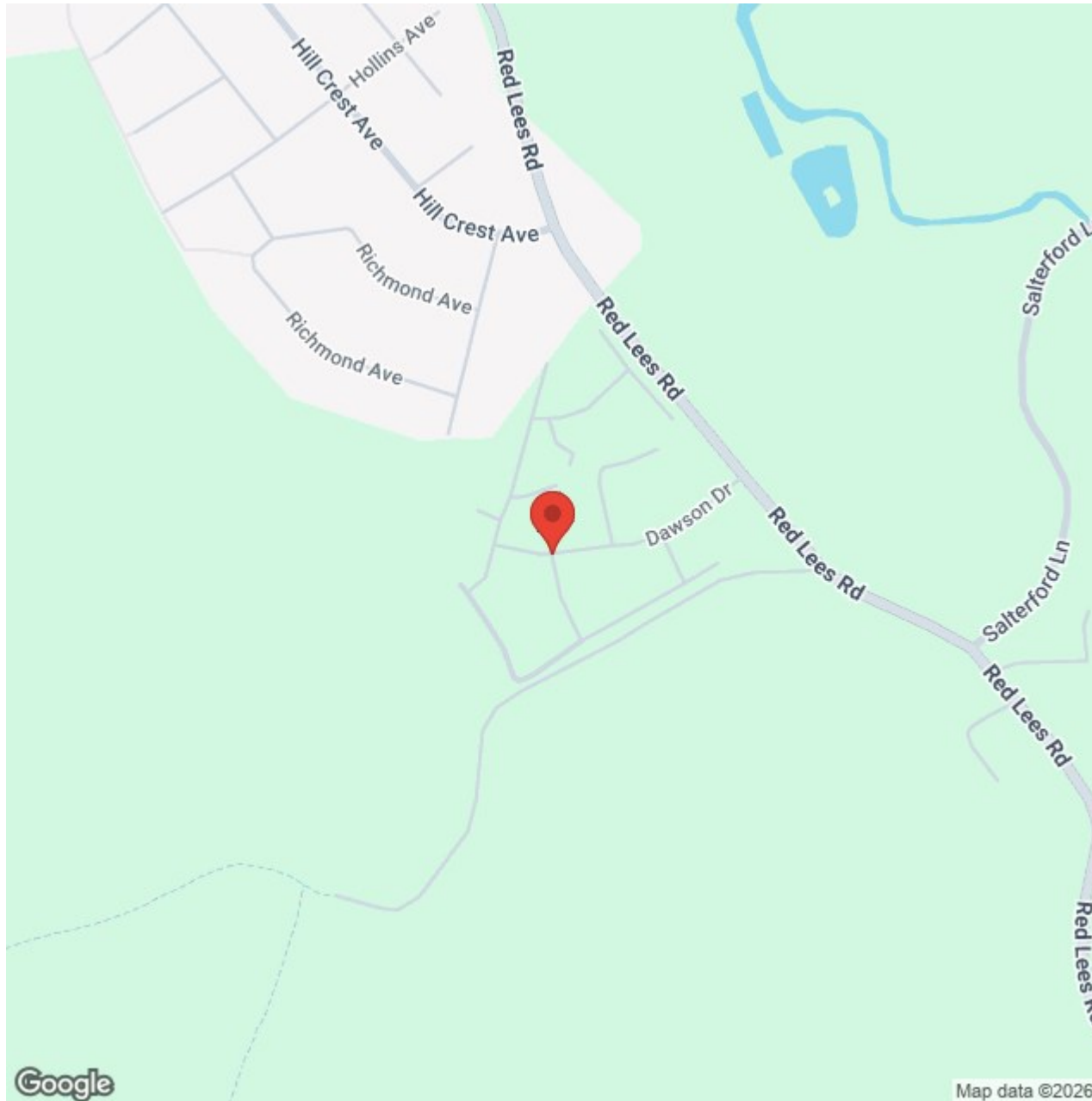
BB10 4AS

## Dawson Drive, Cliviger, Burnley Offers In The Region Of £425,000

- Modern detached family home
- Four well-proportioned bedrooms
- Principal bedroom with ensuite shower room
- Open-plan kitchen, dining & sitting area
- Detached garage & driveway for two vehicles
- Contemporary, fully landscaped rear garden

A beautifully presented and contemporary four-bedroom detached family home, located within a highly regarded modern development in the desirable village of Cliviger. Finished to an excellent standard throughout, the property offers stylish and well-balanced accommodation, perfectly suited to modern family living. The ground floor comprises a welcoming living room with feature media wall, an office/study, ground floor WC, and an impressive open-plan kitchen flowing seamlessly into the dining and sitting area, with double doors opening directly onto the rear garden. A separate utility room provides additional practicality and external access. To the first floor, the home offers four generously sized bedrooms, including a principal bedroom with inbuilt wardrobes and ensuite shower room, along with a contemporary family bathroom. Externally, the property benefits from a driveway for two vehicles, a detached garage, and a fully landscaped rear garden designed for low maintenance and entertaining, complete with paved seating areas and provision for a hot tub. Enjoying a peaceful yet accessible setting close to countryside and local amenities, this is a superb opportunity to acquire a stylish and ready-to-move-into family home.







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# Lancashire

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## GROUND FLOOR

### ENTRANCE HALLWAY

#### WC

Conveniently accessed off the entrance hallway, this stylish ground floor WC is finished in a clean, modern style. The suite comprises a low-level WC and a contemporary pedestal wash basin with chrome mixer tap, complemented by neutral décor and wood-effect flooring. A window to the side elevation provides natural light and ventilation, making this a practical and well-presented cloakroom, ideal for everyday family use and visiting guests.

#### LIVING ROOM 10'11" x 14'9" (3.33m x 4.51m)

A beautifully presented and generously proportioned living room, finished in a contemporary style and designed to create a warm yet modern atmosphere. A striking feature media wall takes centre stage, incorporating a sleek inset electric fire, bespoke shelving and a large wall-mounted television recess, all enhanced by subtle vertical lighting which adds real depth and character to the space. The room is finished with soft neutral décor and plush carpeting, creating a calm and inviting feel, while a large front-facing window allows natural light to flood in throughout the day. This is a superb space for both relaxing evenings and entertaining, offering the perfect balance of comfort and modern design.

#### KITCHEN 7'0" x 9'9" (2.15m x 2.98m)

A sleek and contemporary kitchen forming part of the home's impressive open-plan living space, perfectly suited to modern family life. The kitchen is fitted with a range of high-gloss wall and base units, complemented by contrasting work surfaces and a matching splashback, creating a clean and stylish finish. Integrated appliances include a built-in oven, gas hob with stainless steel extractor hood, and space for additional appliances, while a large window to the side elevation allows natural light to flood the room. The kitchen flows seamlessly into the adjoining dining area, making it an ideal space for everyday living, entertaining and family gatherings, all finished with practical wood-effect flooring that continues throughout the open-plan space.

#### DINING / LIVING AREA 16'0" x 12'8" (4.90m x 3.87m)

A stylish and versatile open-plan dining and sitting area, seamlessly connected to the kitchen to create an excellent hub for modern family living and entertaining. The space is finished with contemporary décor and wood-effect flooring, providing a cohesive flow throughout the ground floor. Double doors open directly out to the landscaped rear garden, allowing natural light to flood the room and creating a strong connection between indoor and outdoor living—ideal for summer entertaining. The room comfortably accommodates a dining table and seating area, with ample space for both relaxed family time and hosting guests, making it a standout feature of the home.

#### UTILITY ROOM 6'9" x 5'5" (2.07m x 1.66m)

Accessed directly from the kitchen, this practical utility room provides additional workspace and storage, helping to keep the main living areas clutter-free. Fitted with complementary units and work surfaces, the room offers space and plumbing for laundry appliances, along

with further wall-mounted storage. A door opens out to the side external elevation, providing convenient access to the garden and side of the property, ideal for everyday family use and muddy boots. Finished in a clean, modern style, this is a highly functional addition that enhances the home's day-to-day practicality.

### FIRST FLOOR / LANDING

A bright and well-presented first floor landing providing access to all first floor accommodation. Finished with soft neutral décor and fitted carpeting, the space is enhanced by stylish panelling and modern lighting, creating a clean and contemporary feel.

#### BEDROOM ONE 11'3" x 10'5" (3.44m x 3.19m)

A generously sized and beautifully presented principal bedroom positioned to the front of the property. Finished in a calm, contemporary style with soft neutral décor and fitted carpeting, the room provides an inviting and relaxing retreat. A large front-facing window allows plenty of natural light to flow through the space, while inbuilt wardrobe storage with sliding doors offers excellent practicality without compromising floor space. The bedroom further benefits from direct access to a modern ensuite shower room, adding both convenience and privacy.

#### ENSUITE SHOWER ROOM 7'10" x 4'3" (2.40m x 1.31m)

A modern and well-appointed ensuite shower room, finished in a clean and contemporary style. The suite comprises a shower enclosure with glazed screen, low-level WC and a sleek wash basin with chrome mixer tap, complemented by neutral tiling and wood-effect flooring.

#### BEDROOM TWO 10'8" x 8'10" (3.27m x 2.71m)

A charming and well-proportioned bedroom positioned to the rear of the property, currently presented as a nursery but equally well suited as a child's bedroom or guest room. The room is finished in soft, neutral tones and benefits from fitted carpeting, creating a warm and comfortable space. A rear-facing window provides plenty of natural light, while the room offers ample space for bedroom furniture. This is a versatile room that can easily adapt to a range of needs as a growing family.

#### BEDROOM THREE 12'5" x 9'0" (3.79m x 2.76m)

A well-proportioned bedroom positioned to the rear of the property, finished in a modern, neutral colour palette and fitted with soft carpeting. The room provides a comfortable and versatile space, ideal for use as a bedroom, guest room or home office. A rear-facing window allows natural light to fill the room, while there is ample space for a bed and additional bedroom furniture, making this a practical and flexible addition to the home.

#### BEDROOM FOUR / DRESSING ROOM 10'4" x 6'3" (3.17m x 1.93m)

A generous fourth bedroom, currently utilised as a large dressing room and fitted with two sets of inbuilt wardrobes, providing excellent storage solutions. Finished in neutral tones with fitted carpeting, the room feels bright, calm and well organised. A window allows natural light to enter, while the flexibility of the space means it could easily be returned to a traditional bedroom, used as a home office, or retained as a dressing room to complement the principal suite.

#### BATHROOM 8'2" x 6'6" (2.51m x 2.00m)

A modern and well-appointed family bathroom, finished in a clean, contemporary style. The suite comprises a panelled bath with chrome mixer tap, a separate shower cubicle, low-level WC and a sleek wash basin, all complemented by neutral tiling and wood-effect flooring. A window provides natural light and ventilation, making this a bright and practical bathroom space, well suited to the needs of a growing family.

#### DETACHED GARAGE 10'1" x 19'10" (3.08m x 6.05m)

Situated at the foot of the driveway to the side of the house, the detached garage provides secure parking and excellent additional storage. The garage is accessed via an 'up and over' style garage door, making it practical and easy to use.

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/dawson-drive-cliviger>

### LOCATION

Dawson Drive is situated within a modern and well-regarded residential development in the sought-after area of Cliviger, surrounded by open countryside while still being conveniently placed for everyday amenities. The location offers an excellent balance of rural living with accessibility, making it ideal for families and professionals alike. Cliviger is well positioned for access to Burnley town centre, providing a wide range of shops, leisure facilities, schools and transport links. The area also benefits from excellent road connections via the A682 and A646, offering straightforward routes towards Todmorden, Rawtenstall, Hebden Bridge and the wider motorway network. For those who enjoy the outdoors, the surrounding Pennine countryside offers beautiful walks, scenic views and a peaceful setting right on the doorstep.

### PUBLISHING

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### PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.



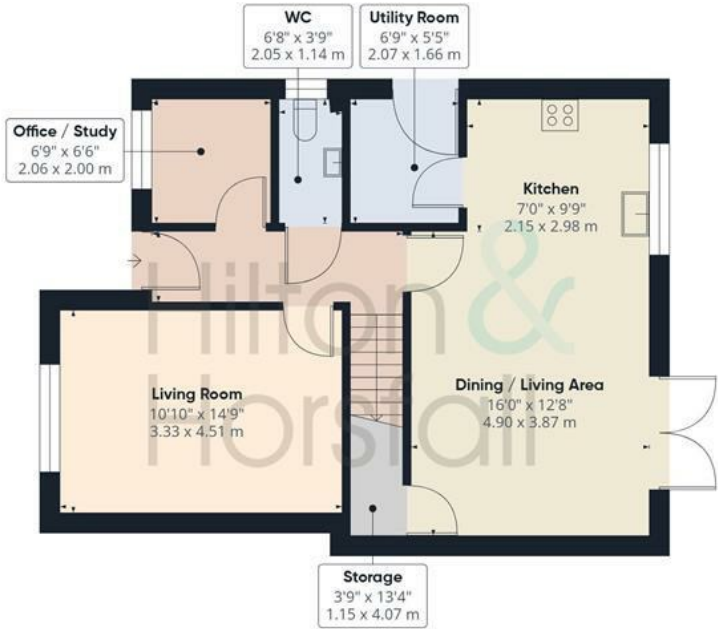
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## OUTSIDE

Externally, the property enjoys a well-maintained and thoughtfully landscaped plot, designed with both style and practicality in mind. To the front, a private driveway provides off-road parking for two vehicles and leads to a detached garage, offering additional storage or secure parking. To the rear is a contemporary, fully landscaped garden, featuring generous paved seating areas ideal for outdoor entertaining and a section of artificial lawn for low-maintenance greenery. The garden is fully enclosed, providing privacy and security, while side access leads to an area with provision for a hot tub, further enhancing the outdoor appeal of this modern family home.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1456 ft<sup>2</sup>

135.3 m<sup>2</sup>

(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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