





Hilton &  
Horsfall

BB11 5HQ

## Vandyck Avenue, Burnley

### Offers In The Region Of £464,950

- Substantially extended and renovated detached family home
- Five well-proportioned bedrooms including master with dressing room & ensuite
- Stunning open-plan kitchen, dining & living space with bi-fold doors
- Versatile reception rooms including sitting room/play room
- Beautifully finished bathrooms and ground floor WC
- Sought-after location close to schools, amenities & transport links

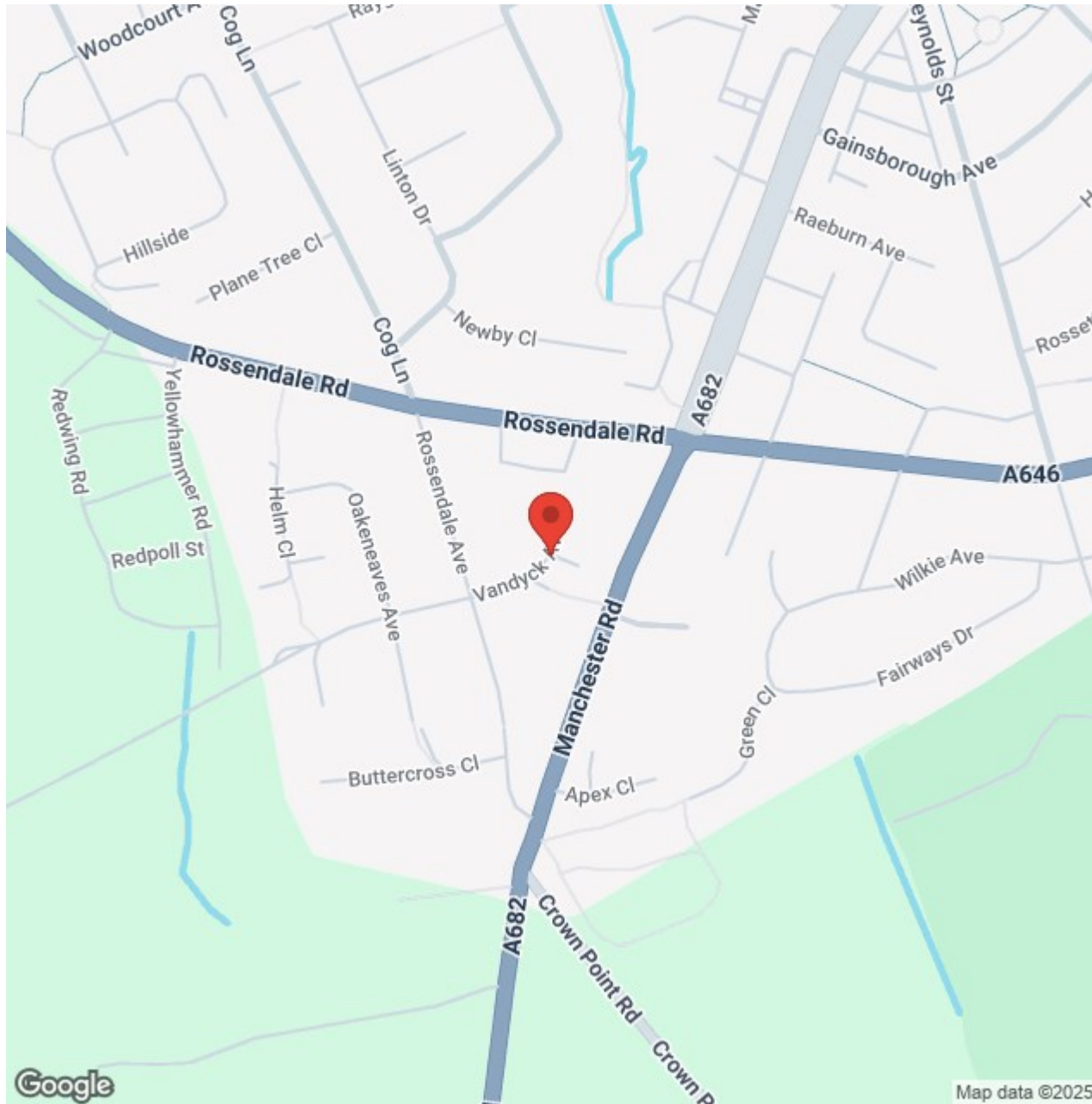
An exceptional five-bedroom detached family home that has been substantially extended and renovated throughout, creating a stylish, modern property finished to an outstanding specification. The current owners have carefully designed the home to combine luxury with practicality, resulting in a versatile living space perfectly suited to both family life and entertaining.

At the heart of the home is the stunning open-plan kitchen, dining and living space, fitted by Clearly Interiors and featuring a host of high-end appliances including Vzuga ovens, a steam oven, integrated coffee machine, wine cooler, quartz work surfaces and a Zip tap, all set against the backdrop of York stone flooring with underfloor heating. This impressive space flows seamlessly into the garden, where an Italian-imported pizza oven, landscaped borders and artificial lawn provide the ideal setting for outdoor living. With five bedrooms (including a master with en-suite), additional reception rooms, a home office, utility room and family bathroom, this is a home that offers space, quality and attention to detail in every corner.













# Lancashire

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## GROUND FLOOR

### ENTRANCE HALLWAY

A bright and welcoming hallway sets the tone for the home, finished with contemporary flooring and neutral décor. From here, there is access to the main reception rooms, ground floor WC and stairs leading to the first floor.

### GROUND FLOOR WC

Conveniently positioned on the ground floor, this stylish cloakroom is finished with feature stone-effect wall tiling, adding a touch of character and warmth. It comprises a modern wall-hung wash basin, concealed cistern WC, and frosted window allowing natural light while maintaining privacy. A practical and well-presented space, ideal for guests.

### HOME OFFICE / STUDY 10'5" x 8'3" (3.20m x 2.52m)

Open-plan with the utility/boot room, this generous space offers excellent versatility to suit a variety of needs. Currently used as a home office, it provides the perfect environment for remote working, with ample natural light from dual-aspect windows. The room is large enough to serve as a study, hobby room, or an additional snug/lounge if preferred, making it a highly flexible area within the home.

### UTILITY / BOOT ROOM 10'5" x 8'3" (3.20m x 2.52m)

A thoughtfully designed utility and boot room providing a practical space for everyday family living. Fitted with a range of modern units, worktops, and a feature Belfast-style sink, it also offers excellent storage including coat and shoe racks. With direct access to the office/study area, this space combines functionality with style, making it ideal for busy households.

### SITTING ROOM / PLAYROOM 11'10" x 18'1" (3.63m x 5.53m)

A versatile and generously sized reception room, currently utilised as a playroom. This bright and welcoming space enjoys a dual aspect with a window to the front and sliding patio doors leading out to the rear garden, allowing natural light to flood the room. Finished with a soft neutral décor and fitted carpet, it offers the perfect setting for use as a children's playroom, an additional lounge, or even a home office if desired.

### BEDROOM FIVE 10'5" x 9'3" (3.18m x 2.84m)

Located on the ground floor at the front of the property, this versatile bedroom offers excellent flexibility. Bright and spacious, with a front-facing window, it is currently used as a bedroom but could equally serve as a guest room, home office, or additional reception space if desired. Neutral décor and soft carpeting make it a comfortable and adaptable room.

### KITCHEN / LIVING / DINING AREA 30'6" x 22'1" (9.32m x 6.74m)

The stunning open-plan kitchen, dining and living area forms the centrepiece of the home, designed with both style and functionality in mind. Fitted by Clearly Interiors, the kitchen features a range of premium Vzug appliances, including a steam oven, twin electric ovens, integrated coffee machine and wine cooler. Quartz work surfaces, a large central island with breakfast bar, York stone flooring with underfloor heating and a sleek Zip tap complete this exceptional space. The dining and living zones are framed by exposed brickwork, vaulted

ceilings with skylights and a feature fireplace housing a log-burning stove, creating a perfect balance of contemporary design and warmth. Expansive sliding glass doors open seamlessly onto the landscaped garden and entertaining terrace, with an Italian-imported pizza oven providing the ultimate setting for family gatherings and summer dining. This room offers an unrivalled space for modern living, combining everyday comfort with impressive entertaining potential.

## FIRST FLOOR / LANDING

### BEDROOM ONE 12'2" x 11'1" (3.72m x 3.40m)

A generously proportioned master bedroom, finished in soft neutral tones and fitted with carpet for a warm, inviting feel. A large front-facing window allows natural light to flood the space, creating a bright and restful atmosphere. This stylish room offers the perfect retreat at the end of the day, with direct access through to a dressing room and en-suite shower room.

### DRESSING ROOM 9'10" x 10'5" (3.02m x 3.20m)

Leading directly from the master bedroom, the dressing room has been thoughtfully designed with bespoke fitted wardrobes, drawers and hanging rails, providing extensive storage and organisation. A built-in dressing table with desk space sits beneath a window, allowing natural light to fill the room. This well-planned space offers both practicality and luxury, creating an elegant transition through to the en-suite shower room.

### EN-SUITE SHOWER ROOM 8'3" x 4'3" (2.53m x 1.31m)

The master en-suite is finished with a sleek, modern design. White metro-style tiling complements the contemporary suite, which includes a glass-enclosed shower with chrome fittings, a wall-mounted vanity unit with inset wash basin, and a low-level WC. A heated chrome towel rail and wood-effect flooring complete the room, while frosted windows provide natural light and privacy. Stylish, practical, and perfectly in keeping with the high standard throughout the home.

### BEDROOM TWO 10'4" x 8'5" (3.16m x 2.57m)

Positioned to the rear of the property, this bedroom is a bright and inviting space, perfect for a child or guest. A window overlooks the garden, filling the room with natural light, while the neutral décor and soft carpeting create a calm and welcoming atmosphere.

### BEDROOM THREE 6'9" x 9'6" (2.06m x 2.90m)

Located to the front of the property, this bedroom is a charming and versatile space. A front-facing window allows in plenty of natural light, while the neutral décor and fitted carpet provide a comfortable backdrop. An ideal children's room, nursery, or guest bedroom.

### BEDROOM FOUR 11'2" x 6'9" (3.42m x 2.07m)

Situated to the rear of the property, this bedroom is well-presented and benefits from a garden outlook. It features fitted wardrobes with additional shelving, along with neutral décor and soft carpeting for a comfortable feel. A versatile space, ideal as a bedroom, guest room or even a home office if required.

### FAMILY BATHROOM 11'1" x 6'4" (3.40m x 1.94m)

The first-floor family bathroom has been finished to an exceptional standard with a modern, spa-like feel. Fully tiled in neutral tones, it features a large walk-in shower with rainfall and handheld fittings, a contemporary vanity wash basin with storage, and a low-level WC. A stylish panelled bath provides the perfect place to relax, while chrome heated towel rails add both practicality and comfort. Designed with luxury and functionality in mind, this bathroom offers a calming retreat for the whole family.

### GARAGE 8'1" x 16'7" (2.48m x 5.08m)

The property benefits from an integral garage, fitted with an up-and-over door, power and lighting. Offering excellent storage or secure parking, it also provides the flexibility to be adapted for a workshop, gym, or additional utility space if required.

## LOCATION

Vandyck Avenue enjoys an enviable setting close to local amenities, reputable schools, and excellent transport links. The property is ideally situated for easy access to Burnley town centre, with its variety of shops, bars, and restaurants, while the nearby M65 motorway

network provides straightforward commuting to Manchester, Preston, and beyond. The area is well served by leisure facilities, including Towneley Park with its historic hall, golf course, and beautiful woodland walks, as well as a choice of health and fitness centres. Families will also appreciate the close proximity to highly regarded primary and secondary schools, making this a superb location for both convenience and lifestyle.

## 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/vandyck-ave-burnley>

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## PROPERTY DETAIL

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## OUTSIDE

The property is set within a generous plot, offering a beautifully landscaped and low-maintenance garden complete with an artificial lawn, Manchester brick borders and mature planting that provides both privacy and greenery. A real highlight is the authentic pizza oven, imported from Italy, which creates a unique outdoor entertaining space alongside a paved patio and seating areas – perfect for al fresco dining with family and friends. To the front, the property benefits from a driveway providing ample off-road parking and access to an integral garage, along with an electric Pod Point car charger. The outdoor spaces have been thoughtfully designed to balance style with practicality, ensuring they can be enjoyed all year round with minimal upkeep.

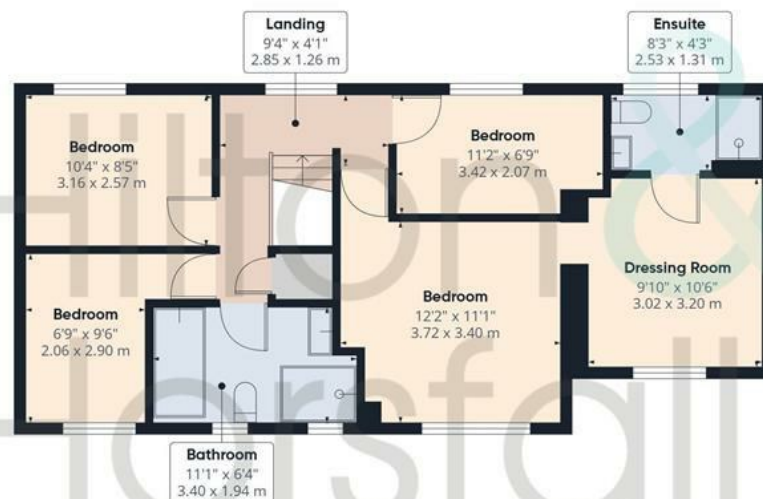


Ground Floor

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

2135 ft<sup>2</sup>

198.4 m<sup>2</sup>



Floor 1

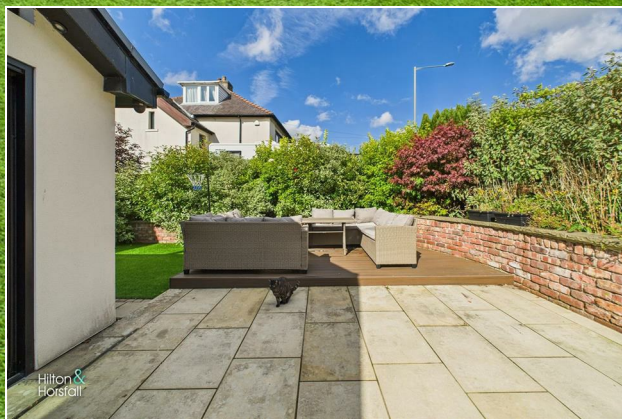
(1) Excluding balconies and terraces

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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