







BB12 9EQ

## Uplands Drive, Fence

### Offers In The Region Of £384,950

- Detached • Four Bedrooms • Two Bathrooms • Double Garage • Generous Sized Garden

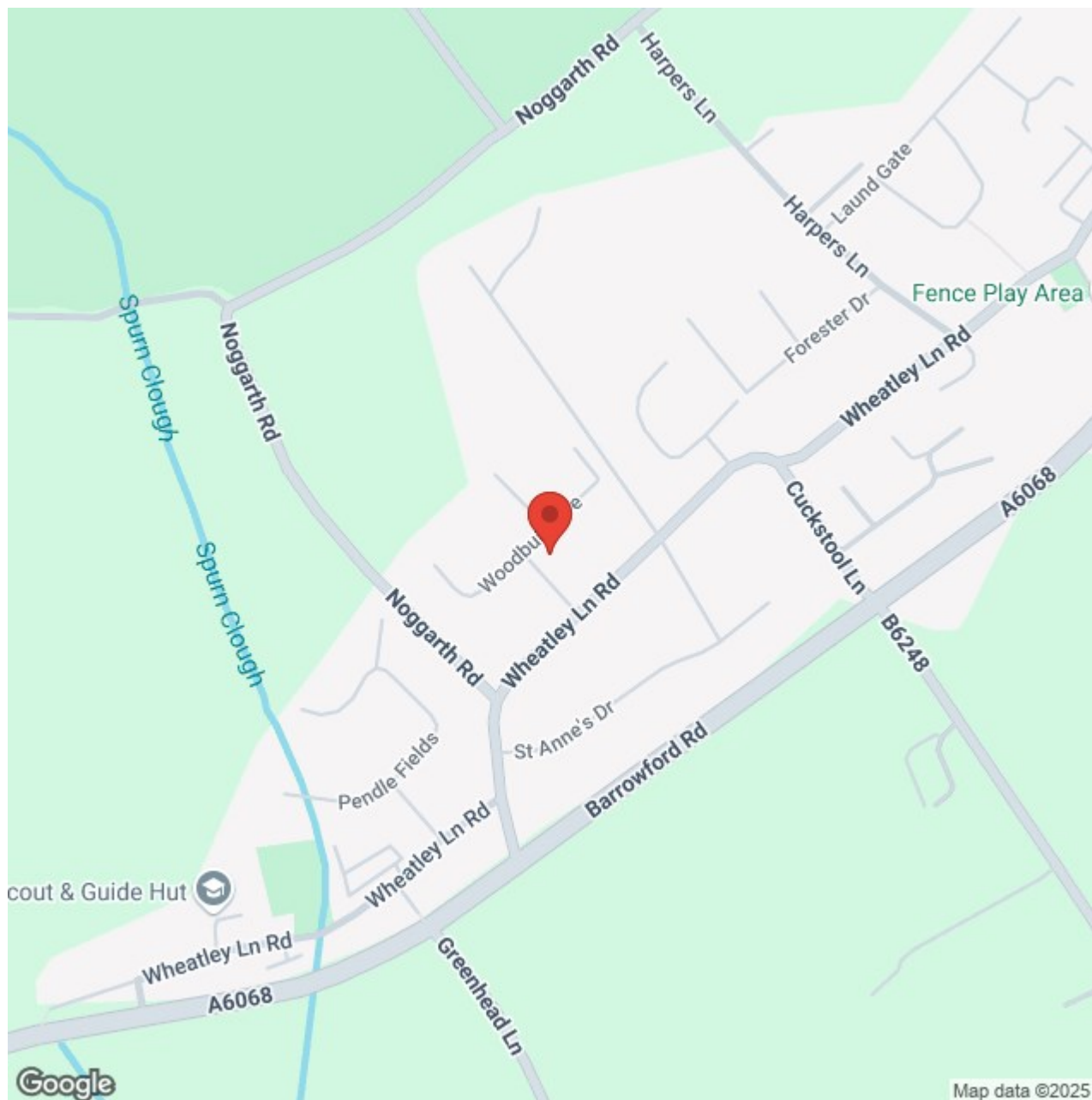
Located in the sought-after village of Fence, this spacious detached property offers versatile living across two well-appointed floors. Upon entering, you are greeted by a welcoming entrance hallway leading to a bright and airy living room, a well-equipped kitchen, and a ground floor shower room for added convenience. The property also benefits from a substantial double garage, providing excellent storage or parking space.

Upstairs, there are four generously sized bedrooms, a family bathroom, and a separate W.C., ideal for family living.

Externally, the property sits on a generous plot with a wrap-around garden, offering a mix of lawned areas, mature shrubs and trees, a flagstone patio for outdoor seating, greenhouse, and potting area. There is also a large driveway to the front offering extensive off road parking.













## Lancashire

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### GROUND FLOOR

On the ground floor you will find:

#### ENTRANCE HALLWAY

A welcoming entrance hallway with 1x central heating radiator, 1x storage cupboard, under stairs storage, telephone point, staircase to the first floor / landing and uPVC door with frosted glass window to the front elevation.

#### KITCHEN 10'10" x 10'9" (3.31m x 3.30m )

Offering a range of fitted wall and base units with contrasting worktops, tiled splash back, integrated NEFF oven / grill, NEFF 4 ring gas hob with extractor fan above, inset sink with chrome mixer tap, space for a table and chairs, 1x central heating radiator, under counter fridge, door to pantry cupboard, recessed LED spotlights and uPVC double glazed window to the rear elevation.

#### LIVING ROOM 22'7" x 12'3" (6.89m x 3.74m )

A family sized living room having space for settees, television point, feature fireplace, 2x central heating radiators, ceiling coving, 2x ceiling roses, uPVC double glazed window to the front elevation and uPVC patio doors leading out to the rear garden.

#### REAR PORCH

With access to the ground floor shower room, garage and wood frame door leading out to the rear elevation.

### GROUND FLOOR SHOWER ROOM

A three piece suite comprising of: shower cubicle, tiled splash back, wall mounted sink with chrome mixer tap, low level w.c, 1x central heating radiator and uPVC double glazed frosted window to the side elevation.

#### GARAGE ROOM ONE 17'7" x 8'9" (5.36m x 2.67m )

Having full lighting, space for storage, Ideal boiler, electric garage door and access through to the second garage.

#### GARAGE ROOM TWO 17'8" x 9'1" (5.40m x 2.79m )

With full electrics and lighting, plumbing for a washing machine, space for a tumble dryer, space for a freestanding fridge / freezer and an up n over garage door.

### FIRST FLOOR / LANDING

On the first floor / landing you will find a loft hatch with retractable ladder and 2x storage cupboards.

#### BEDROOM ONE 13'3" x 12'2" (4.06m x 3.72m )

A bedroom of double proportions with space for a wardrobe and drawers, 1x central heating radiator and uPVC double glazed window to the front elevation.

#### BEDROOM TWO 18'8" x 8'9" (5.69m x 2.68m )

Another bedroom of double proportions with space for a wardrobe and drawers, 1x central heating radiator and uPVC double glazed window to the rear elevation.

#### BEDROOM THREE 9'3" x 12'3" (2.82m x 3.74m )

Yet again a bedroom of double proportions with space for a wardrobe and drawers, 1x central heating radiator and uPVC double glazed window to the rear elevation.

#### BEDROOM FOUR 7'6" x 9'6" (2.31m x 2.92m )

A well proportioned room currently utilised as an office room having space for a desk and chair, 1x central heating radiator and uPVC double glazed window to the front elevation.

### BATHROOM

A two piece bathroom suite comprising of: panelled bathtub with chrome mixer tap and hand held shower attachment, pedestal sink with chrome mixer tap, heated towel rack and uPVC double glazed frosted window to the rear elevation.

### W.C

A separate w.c comprising of: push button w.c, 1x central heating radiator and uPVC double glazed frosted window to the rear elevation.

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/uplands-drive-fence/>

### PROPERTY DETAILS

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, this property boasts a generous wrap-around garden, offering a wonderful blend of lawn, mature shrubs, and established trees that provide both privacy and charm. A flagged patio area creates the perfect space for outdoor seating and entertaining, while a greenhouse and dedicated potting area are ideal for gardening enthusiasts. To the front, a large driveway provides ample off-road parking and enhances the overall convenience of this beautifully maintained outdoor space.







Ground Floor

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

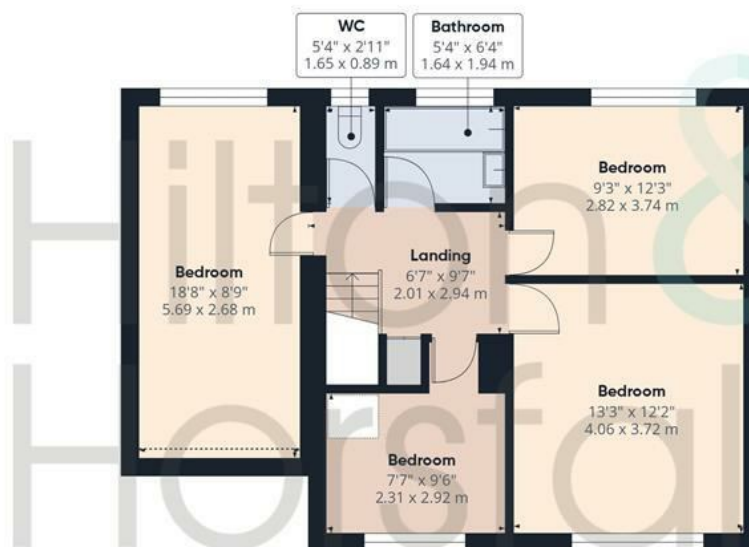
1470 ft<sup>2</sup>

136.6 m<sup>2</sup>

Reduced headroom

4 ft<sup>2</sup>

0.4 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.





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