





Hilton &  
Horsfall

BB9 5PU

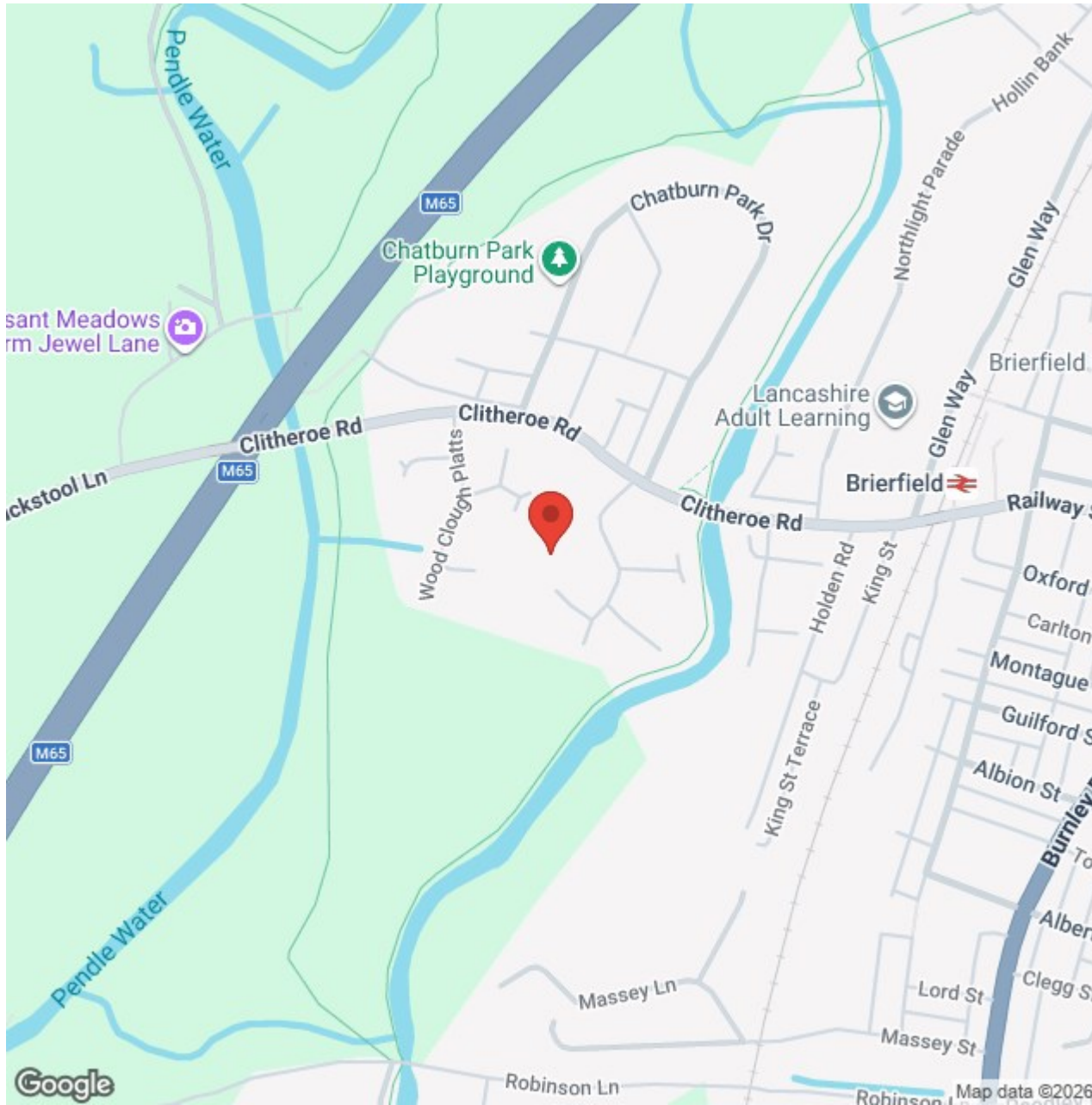
## Quakers View, Brierfield

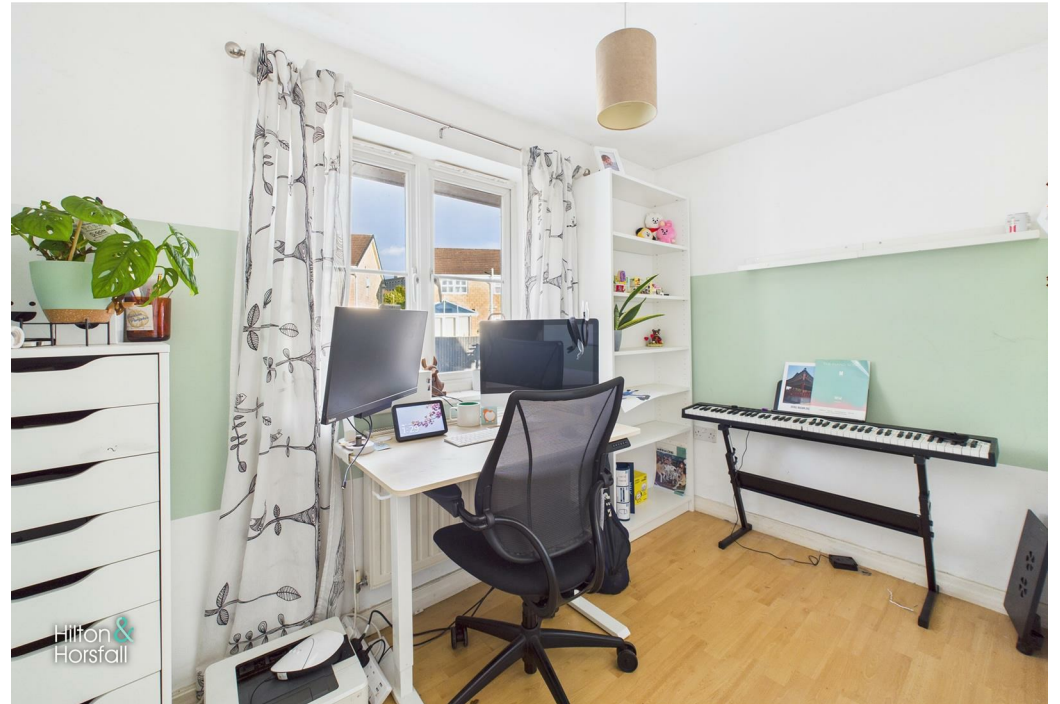
### Offers In The Region Of £224,950

- Detached four-bedroom family home
- Quiet cul-de-sac location
- Versatile occasional room (converted garage)
- Spacious open-plan living and dining area
- Conservatory with garden access
- Private tiered rear garden with patio and artificial lawn

Located in a quiet cul-de-sac in the heart of Brierfield, this beautifully presented four-bedroom detached home offers generous living space and a versatile layout ideal for modern family life. The property features an open-plan living and dining area, a contemporary kitchen, a bright conservatory, and a converted garage providing a flexible additional room. With stylish décor throughout and well-proportioned rooms, the home is ready to move into and enjoy. Externally, the property benefits from a private, tiered rear garden with a patio and artificial lawn, perfect for relaxing or entertaining. The front of the home offers driveway parking and attractive kerb appeal. Situated close to local schools, amenities, transport links, and scenic countryside walks, this fantastic family home combines comfort, practicality, and convenience in a sought-after residential location.







## Lancashire

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### GROUND FLOOR

#### ENTRANCE PORCH

#### LIVING ROOM / DINING AREA 25'3" x 11'1" (7.71m x 3.40m)

This bright and spacious open-plan living area features a striking teal accent wall and modern electric fireplace, creating a cozy and welcoming atmosphere. The large front-facing window fills the room with natural light, while the seamless flow into the dining area offers easy access to the conservatory and kitchen making this space perfect for both relaxation and entertaining.

#### CONSERVATORY 16'6" x 12'0" (5.03m x 3.68m)

The bright and versatile conservatory offers additional living space with views over the rear garden. With its large windows, it floods the room with natural light and offers the perfect setting for a home gym, play area, or relaxation spot. The space is well-maintained, featuring whitewashed flooring and easy access to the garden, making it an ideal area to enjoy year-round.

#### KITCHEN 11'9" x 7'9" (3.59m x 2.38m)

The modern kitchen is fitted with sleek grey units, complemented by a contrasting granite worktop and stylish white subway tiles. Featuring built-in appliances, including an oven, hob, and dishwasher, the kitchen offers ample storage and preparation space. A large window brings in natural light, while the door leads directly to the garden, perfect for outdoor dining or relaxing.

### INNER HALL

#### LAUNDRY ROOM 9'2" x 4'1" (2.80m x 1.27m)

With plumbing for a washing machine and dryer and providing access through to:

#### GROUND FLOOR WC 4'9" x 3'8" (1.46m x 1.12m)

A stylish and practical ground-floor WC featuring modern green tiles and a sleek wall-mounted sink. The space is thoughtfully designed, with a large window allowing natural light to brighten the room, making it both functional and inviting.

#### OCCASIONAL ROOM 8'3" x 11'7" (2.53m x 3.55m)

This versatile room, formerly a garage, has been cleverly converted into a flexible space that can be used as a home office, gym, or playroom. Featuring a stylish brick-effect wall, modern spot lighting, and large windows that let in plenty of natural light, it offers a bright and functional area that can adapt to your needs.

### FIRST FLOOR / LANDING

#### BEDROOM ONE 11'1" x 11'9" (3.39m x 3.59m)

A bright and spacious front-facing bedroom, featuring a stylish teal accent wall and large windows that fill the room with natural light. This room is complemented by built-in wardrobes and has the added benefit of an en-suite shower room, offering both comfort and privacy for its occupants.

#### SHOWER ROOM 7'10" x 3'3" (2.41m x 1.01m)

This modern en-suite bathroom is finished to a high standard with sleek gold fittings and stylish grey tiles. It includes a contemporary sink with matching cabinetry, a large walk-in shower, and a round mirror that complements the clean, minimalist design. The light and bright space is both functional and stylish.

#### BEDROOM TWO 11'3" x 10'2" (3.44m x 3.10m)

A generously sized double bedroom positioned to the rear of the property, enjoying peaceful views over the garden and surrounding trees. The room features modern décor with soft blue tones, a large window providing excellent natural light, and ample space for bedroom furniture, making it an ideal children's or guest bedroom.

#### BEDROOM THREE 9'9" x 5'10" (2.98m x 1.78m)

Situated at the rear of the property, this well-proportioned bedroom benefits from plenty of natural light and peaceful views. Currently used as a home office, the room offers excellent versatility with space for a bed and additional furnishings, making it ideal as a children's bedroom, study, or hobby room.

#### BEDROOM FOUR 10'0" x 6'2" (3.06m x 1.88m)

A cosy front-facing bedroom currently used as a snug, offering a warm and inviting atmosphere with rich décor tones and plenty of natural light. The room provides flexibility for use as a single bedroom, home office, or relaxation space, making it a great addition to the home.

#### BATHROOM 5'7" x 5'11" (1.71m x 1.82m)

The family bathroom is fitted with a modern three-piece suite, including a P-shaped bath with overhead shower, pedestal sink, and WC. Finished with contemporary blue wall panels and patterned floor tiles, the room offers a fresh and stylish look, complemented by a frosted window that provides natural light while maintaining privacy.

### LOCATION

Situated in a quiet cul-de-sac within a popular residential area of Brierfield, this property offers a peaceful setting while remaining close

to a wide range of local amenities. Nearby, you'll find well-regarded schools, supermarkets, parks, and leisure facilities, along with excellent transport links including Brierfield Train Station and easy access to the M65 motorway network, ideal for commuters travelling to Burnley, Colne, Preston, or beyond. The surrounding area also benefits from scenic countryside walks and family-friendly outdoor spaces, making it a desirable place to live.

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/quakers-view-brierfield>

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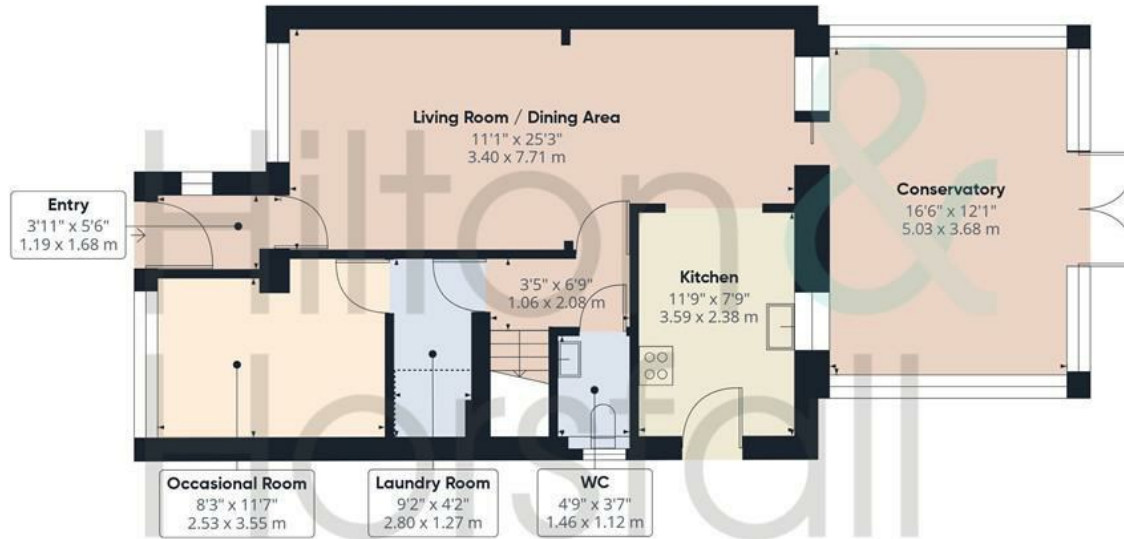
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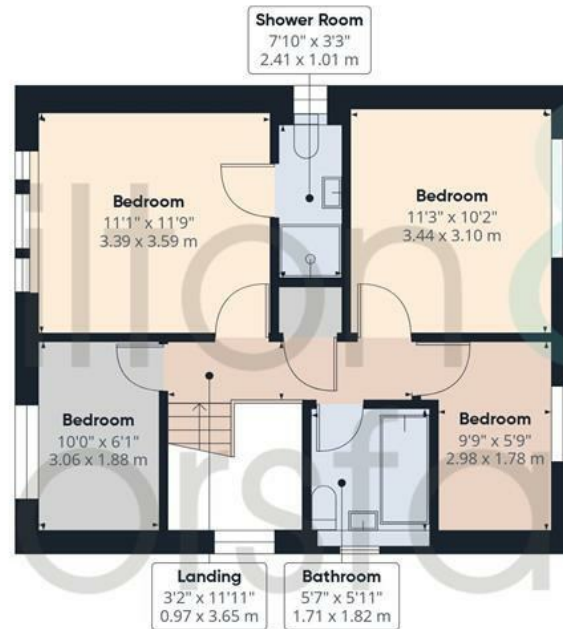
## OUTSIDE

The property enjoys excellent kerb appeal with a well-maintained frontage, attractive stone exterior, and driveway parking. To the rear, a spacious tiered garden offers a mix of patio areas and artificial lawn, ideal for outdoor dining, children's play, or simply relaxing. Mature trees provide a pleasant backdrop and a sense of privacy, while the garden's layout ensures it can be enjoyed year-round.





Ground Floor



Floor 1



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

1290 ft<sup>2</sup>

119.7 m<sup>2</sup>

Reduced headroom

13 ft<sup>2</sup>

1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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