



Hilton &
Horsfall

BB12 8UF

Cumbrian Way, Burnley

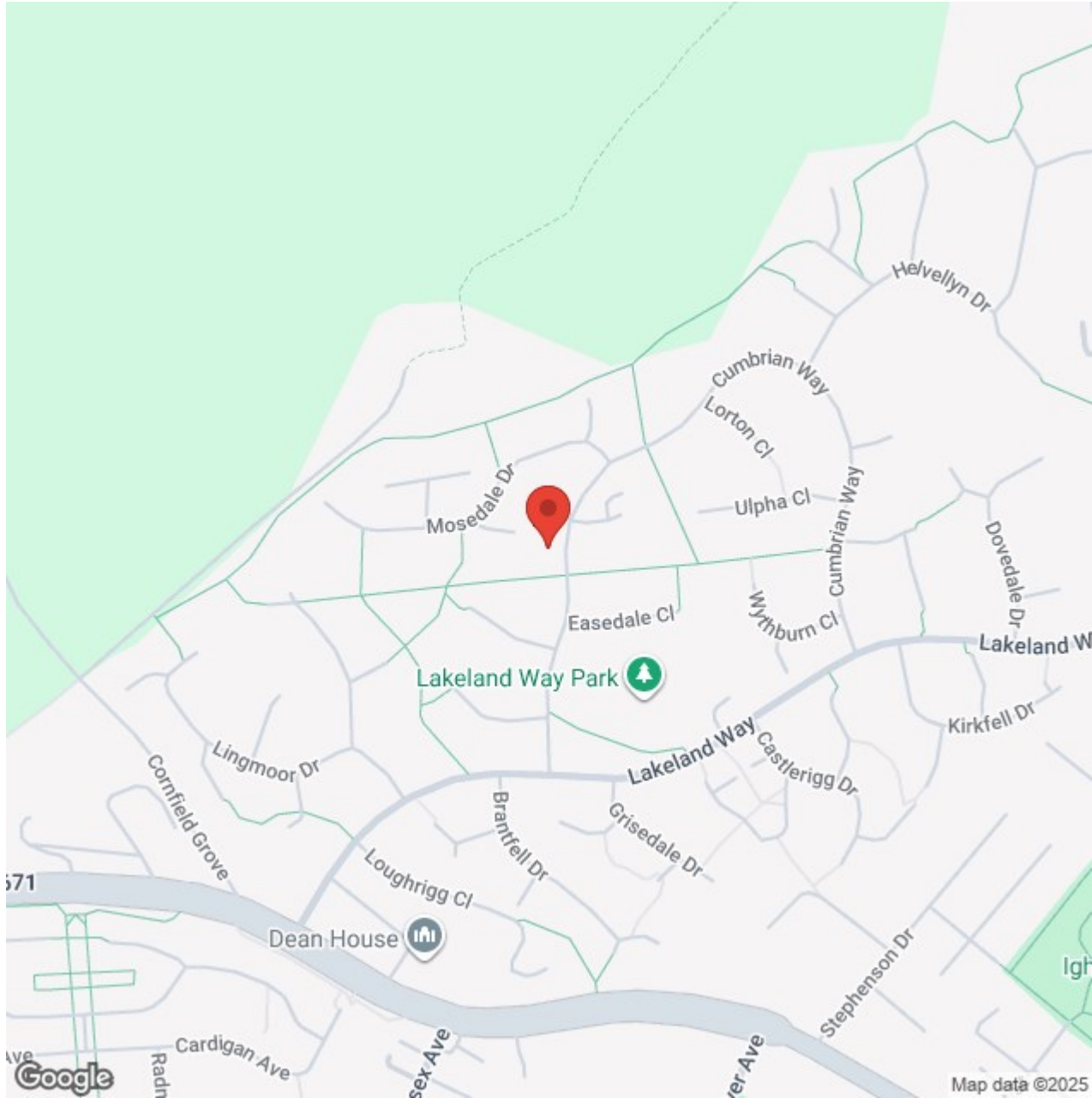
Offers In The Region Of £424,950

- Recently Modernised & Extended 4 Bed Detached Family Home • 3 Reception Rooms • 4 Bedrooms • Contemporary Kitchen / Diner with Quooker Tap, Neff Appliances & Quarts Work Surfaces • Large, Private Landscaped Garden to Rear • Off Road Parking for Multiple Vehicles • No Chain • All Indoor / Outdoor Furniture & Various Other Items Available By Seperate Negotiation • Immaculate Throughout

Nestled in the desirable residential area of Ightenhill Burnley, this recently modernised 4-bedroom extended executive detached house offers spacious, contemporary living perfect for families or professionals seeking comfort and style. Boasting 3 reception rooms including garden room extension with bi folding doors leading to garden, 2 log burning stoves, a large modern kitchen with Neff appliances, quartz worktops, Quooker instant hot water tap and booth-style seating area, 3 luxury bathrooms, an integral garage with utility area and parking for 4 cars, this property combines luxury with practicality. This stunning family home boasts a striking front elevation, beautifully finished with contemporary K-Rend and warm Cedar Wood cladding, creating an inviting first impression. To rear is a larger than average, private landscaped garden.

The property is ideally situated in a family-friendly area with excellent amenities nearby. It is within close proximity to highly regarded Primary and Secondary schools, and nurseries, making it perfect for young families. Additionally, the beautiful Ightenhill Park is just a short walk away, offering a great space for outdoor activities. The surrounding countryside is also easily accessible, with scenic walks along the River Calder just moments from the doorstep, providing a perfect blend of convenience and natural beauty.







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Lancashire

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MAIN DESCRIPTION

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Almost all items in the property, including indoor and outdoor furniture, white goods, and electrical items like TVs etc. are available for sale through separate negotiation, offering flexibility to customize your purchase.

ENTRANCE HALLWAY 10'9" x 4'2" (3.29 x 1.29)

The entrance to the property features a sleek grey composite door, opening into a welcoming hallway. From here, oak doors lead to a convenient downstairs WC, a cozy lounge, a modern kitchen, and a playful playroom, creating a warm and inviting flow throughout the home.

DOWNSTAIRS W.C. 3'3" x 4'5" (1 x 1.37)

The recently installed ground floor W.C. exudes contemporary style, featuring a sleek toilet, a modern sink with a stylish tap, and a chic black towel rail, all combining to create a functional yet sophisticated space off the hallway.

SITTING ROOM / PLAYROOM 16'10" x 8'2" (5.14 x 2.49)

The children's playroom, located at the front elevation of the property, is a generously sized space accessible via an oak door from the hallway. Bathed in natural light, it offers ample room for play and creativity, making it an ideal haven for kids.

LOUNGE 16'0" x 12'6" (4.9 x 3.82)

The lounge is a spacious and tastefully decorated room, accessible through an oak door from the hallway. It features recently installed carpets and a cozy Contura log burner, creating a warm ambience. A large bay window offers a stunning view of the landscaped garden, flooding the space with natural light.

KITCHEN 13'10" x 8'4" (4.22 x 2.55)

The modern kitchen boasts a sleek and functional design with ample wall and base units for storage, and a breakfast bar area. The elegant quartz work surfaces complement the integrated Neff appliances, while a stylish Quooker instant hot water tap, and energy-efficient LED lighting enhances the contemporary ambience. Neff appliances include integrated fridge, freezer, dishwasher, oven, microwave, plate warmer, hob.

DINING AREA 8'3" x 11'3" (2.53 x 3.44)

The dining area, seamlessly connected to the modern kitchen, features a cozy booth-style seating area ideal for intimate gatherings. A striking bulkhead with integrated LED lighting casts a warm glow over the expansive quartz dining surface, a stylish and durable centerpiece. Elegant ceramic floor tiles add a touch of sophistication and practicality to the space.

GARDEN ROOM 12'10" x 11'7" (3.92 x 3.54)

The recently constructed garden room, accessible from the dining area, is a bright and airy extension of the home. It features a Contura log burner, expansive skylights that flood the space with natural light and bi-fold doors that open seamlessly to the outdoors, enhancing the indoor-outdoor flow. The same elegant ceramic floor tiles from the kitchen and dining area continue throughout, creating a cohesive and stylish look. A modern radiator ensures comfort, making this versatile space perfect for relaxation or entertaining year-round.

INTEGRAL GARAGE / UTILITY 17'10" x 7'8" (5.46 x 2.35)

The single garage features a practical layout with an electric roller shutter door for easy access. At the rear, there is a dedicated utility area with worktop, sink, tap, plumbing for washing machine - the perfect functional space for storage or household tasks. A radiator keeps the area comfortable, and a UPVC door offers convenient access to the rear garden, seamlessly connecting the garage to your outdoor space.

FIRST FLOOR

LANDING 14'7" x 5'8" (4.46 x 1.73)

The first-floor landing is a stylish and inviting space, serving as a central hub with elegant oak doors leading to all rooms. The landing features tasteful decor, with a harmonious color palette of soft neutrals. The oak doors, with their rich, natural grain, add warmth and sophistication, adorned with sleek, modern handles to match the aesthetic. Soft lighting via LED spotlights creates a welcoming ambience. The space is well-proportioned, with clean lines and minimal clutter, showcasing a refined yet comfortable style that ties the floor together beautifully.

BEDROOM 1 9'8" x 9'8" (2.96 x 2.96)

Bedroom one is a tastefully decorated retreat, featuring fitted wardrobes for ample storage. It overlooks the serene rear garden, offering a peaceful view, and includes access to a private en-suite, adding convenience and luxury to this inviting space.

EN SUITE 6'10" x 4'7" (2.1 x 1.41)

The en-suite for bedroom one is a modern, elegantly designed space featuring a luxurious shower with a rainwater showerhead for a spa-like experience. It includes a sleek vanity unit with a toilet, offering both style and functionality, and a heated towel rail that adds warmth and comfort to the room.

BEDROOM 2 9'6" x 11'1" (2.92 x 3.38)

Bedroom two is a spacious double bedroom, tastefully designed with a serene ambience. It overlooks the tranquil rear garden, providing a calming view and plenty of natural light, making it a comfortable and inviting space for rest or relaxation.

BEDROOM 3 9'7" x 9'1" (2.93 x 2.77)

Bedroom three is a generously sized double bedroom located at the front elevation of the property. Bathed in natural light, it offers a bright and airy atmosphere, making it a comfortable and versatile space for rest or other uses.

BEDROOM 4 / OFFICE 7'8" x 7'10" (2.35 x 2.39)

Bedroom four is a good-sized single room, currently transformed into a contemporary office space. Its modern design features sleek furnishings and ample natural light, creating an inspiring and functional workspace ideal for productivity, while retaining the flexibility to serve as a bedroom if needed.

HOUSE BATHROOM 7'6" x 7'6" (2.31 x 2.3)

The house bathroom is a stylish and spacious retreat, fully tiled for a sleek, modern finish. It features a large bath perfect for relaxation, a contemporary vanity unit with a toilet for functionality, and a heated towel rail that adds warmth and comfort to the space.

ATTIC

The attic is a spacious, fully boarded area designed for optimal storage. Its generous size provides ample room for organizing belongings, making it a practical and accessible space for keeping the home clutter-free.

EXTERNALLY

This stunning property boasts a striking front elevation, beautifully finished with contemporary K-Rend and warm Cedar Wood cladding, creating an inviting first impression. The driveway offers ample parking for approximately four vehicles, complemented by convenient bin storage on the side elevation and an EV charger. A side gate provides easy access to the rear, where a generously sized, private landscaped garden awaits, secluded by mature conifers for added tranquility. Designed for relaxation and entertaining, the larger than average rear garden features an elegant Indian stone paved patio, a stylish decking area, a low-maintenance artificial grass lawn, a charming pergola, a log store, and a large shed. Thoughtful additions such as outdoor lighting, a tap, and power sockets enhance the functionality and ambience of this exceptional outdoor space. This west-facing garden enjoys abundant sunshine from late morning until sunset, perfect for sun-loving plants and relaxing outdoors.

PUBLISHING

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OUTSIDE



Ground Floor

Approximate total area⁽¹⁾

1513 ft²

140.6 m²

Reduced headroom

5 ft²

0.5 m²



Floor 1

(1) Excluding balconies and terraces

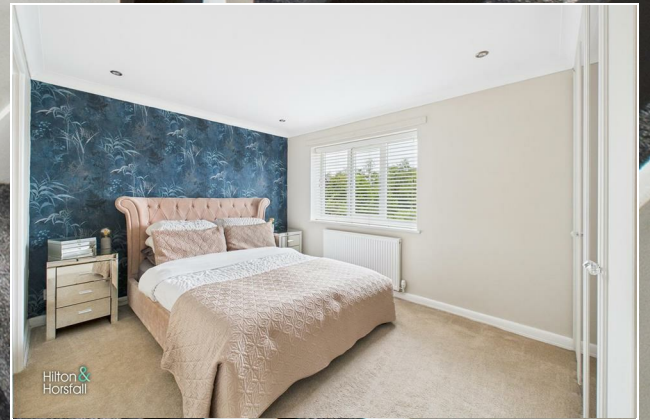
Reduced headroom

..... 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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