



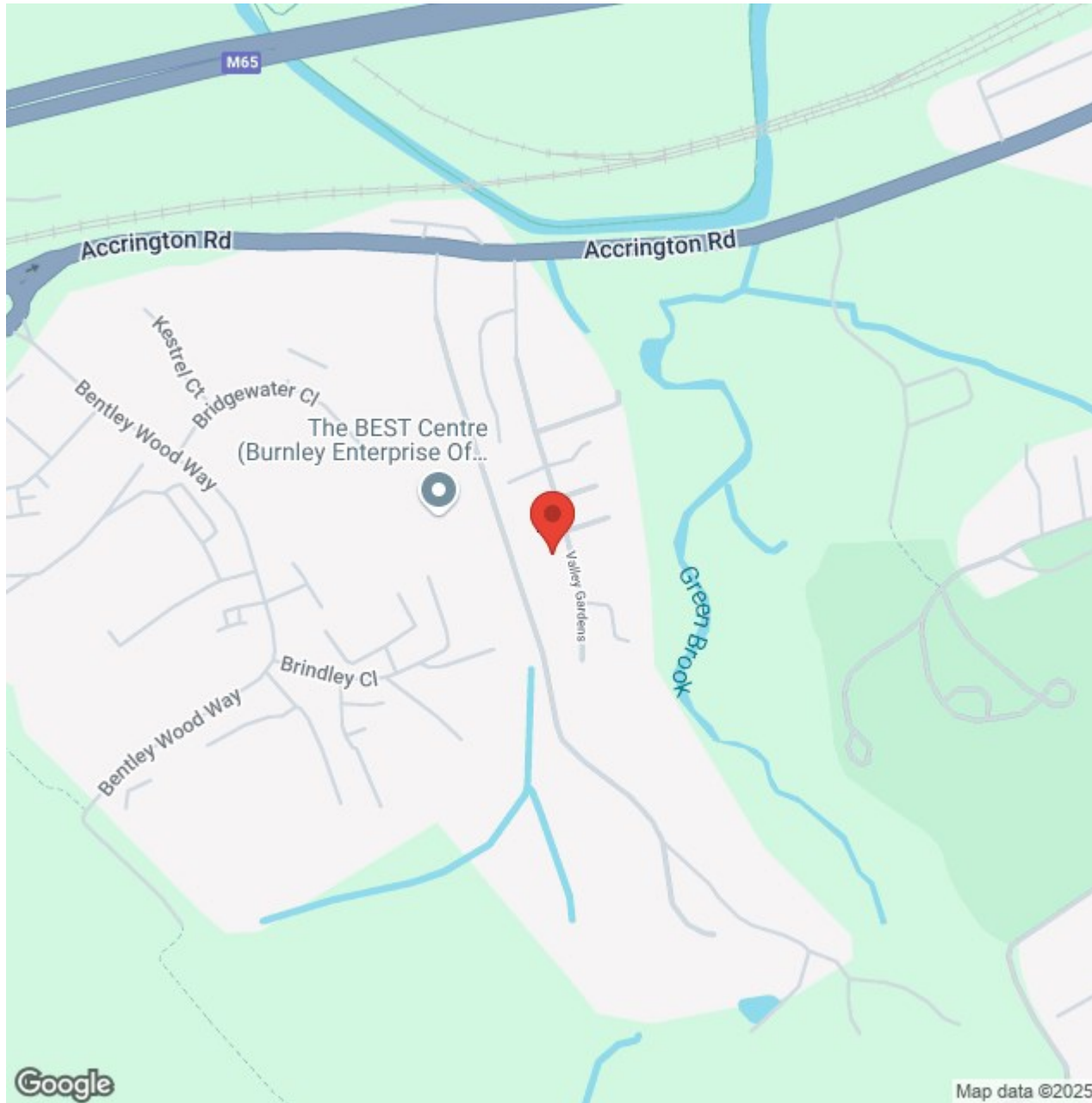
Hilton &
Horsfall

BB11 5QE

Valley Gardens, Hapton, Burnley Offers In The Region Of £474,950

A superb opportunity to acquire this simply stunning detached bungalow, situated on a quiet lane on the outskirts of Hapton. Having been finished to a high standard, this is a true credit to the current owner. Affording many noteworthy features and briefly comprising of: an entrance hallway, a large family sized living room, open dining room with access to the garden and a beautifully presented breakfast kitchen with bi-folding doors leading to the rear elevation,. You will also find four double bedrooms, two contemporary ensuite shower rooms and a modern house four piece bathroom suite. Externally to the front elevation is an electric gated driveway with ample parking space and access to the detached garage. To the rear elevation is a large enclosed garden with a tiered mature lawn with shrubs / trees and 2x patio seating areas. Freehold. Council Tax Band 'E'. One not to be missed. Early viewing is advised to avoid disappointment.







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Lancashire

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GROUND FLOOR

Having a composite front door leading into:

ENTRANCE HALL

With coving, ceiling rose, Karndean flooring and 1x radiator.

LIVING ROOM 21'6" x 19'9" (6.561m x 6.045m)

A large family sized room having Karndean flooring, 2x radiators, coving, contemporary electric wall fire, television point, a uPVC double glazed window to the rear elevation, a uPVC double glazed window to the front elevation and open plan access through to:

DINING ROOM 12'0" x 10'11" (3.677m x 3.349m)

A light and airy room, open to the living room. Perfect for hosting. Having Karndean flooring, 2x radiators, 3x uPVC double glazed windows to the rear elevation and 2x uPVC double glazed patio doors leading out to the garden.

BREAKFAST KITCHEN 20'3" x 13'3" (6.190m x 4.059m)

A stunning breakfast kitchen offering a range of bespoke fitted soft close wall and base units in grey, white granite work surfaces over, centre island with fitted blue base units / white granite tops over, fitted utility cupboard with plumbing for a washing machine / space for a tumble dryer, Neff integrated dishwasher, tiled flooring, a large under-mount sink with a mixer tap / waste disposal, Quooker hot water tap, 2x Neff integrated ovens, Neff induction hob, air extraction hood over, spot lights, uPVC double glazed bi-folding doors leading to the rear garden and a large double integrated fridge with freezer drawers.

BEDROOM ONE 16'10" x 13'4" (5.152m x 4.066m)

A room of double proportions having 1x radiator, bespoke fitted wardrobes, coving, a large uPVC double glazed window to the front elevation and to the side elevation with fitted shutters. With access leading through to:

ENSUITE SHOWER ROOM

A modern 3-piece suite comprising of: a shower cubicle with rainfall shower head, push button w.c, vanity sink with a mixer tap, fitted

storage, mirrored vanity cupboard, recessed spot lights, 1x towel radiator, tiled flooring, fully tiled walls and a uPVC double glazed window to the side elevation with fitted shutters.

BEDROOM TWO 17'2" x 13'2" (5.251m x 4.036m)

Another room of double proportions having bespoke fitted wardrobes / dressing table, 2x uPVC double glazed windows to the front elevation having fitted shutters, coving, 2x radiators and access through to:

ENSUITE SHOWER ROOM

A contemporary 3-piece shower room having a walk-in shower cubicle with a rainfall shower head, push button w.c, vanity sink with a mixer tap, a uPVC double glazed window to the side elevation, towel radiator, tiled walls, tiled flooring, spot lights and extractor fan.

BEDROOM THREE 13'5" x 9'8" (4.113m x 2.961m)

Yet again a room of double proportions having access to the loft hatch (with retractable ladders), 1x radiator, coving, space for a wardrobe / drawers and a uPVC double glazed window to the side elevation with fitted shutters.

BEDROOM FOUR 9'9" x 15'0" (2.972m x 4.595m)

A fourth room of double proportions having bespoke fitted wardrobes, bespoke fitted office desk / shelving, 1x radiator, coving and a uPVC double glazed window to the rear elevation.

HOUSE BATHROOM

A contemporary 4-piece suite comprising of: a vanity sink with a mixer tap, push button w.c, panelled bath with a mixer tap / hand held shower head, walk-in shower cubicle with fitted rainfall head, mirrored vanity cupboard, tiled flooring, tiled walls, spot lights, 1x towel radiator and a frosted uPVC double glazed window to the rear elevation with fitted shutters.

DETACHED GARAGE

Having an electric up and over door door. Ideal for storage.

EXTERNALLY

Externally to the front elevation is an electric gated driveway with ample parking space, electric car charging point and access to the detached garage. To the rear elevation is a large enclosed garden with a tiered mature lawn with shrubs / trees and 2x patio seating areas. Perfect for hosting during the summer months.

LOCATION

Hapton is a village and civil parish in the Borough of Burnley in Lancashire, England, 3 miles west of Burnley,

PRECISE LOCATION

Use this link for precise directions to the property:
<https://w3w.co/jelly.heap.jokes>

360 DEGREE VIRTUAL TOUR

Link: <https://bit.ly/valley-gardens>

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 to the front elevation is an electric gated driveway with ample parking space, electric car charging point and access to the detached garage. To the rear elevation is a large enclosed garden with a tiered mature lawn with shrubs / trees and 2x patio seating areas. Perfect for hosting during the summer months.





Approximate total area⁽¹⁾

2216.20 ft²

205.89 m²

(1) Excluding balconies and terraces

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



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