



Hilton &
Horsfall

BB12 OEX

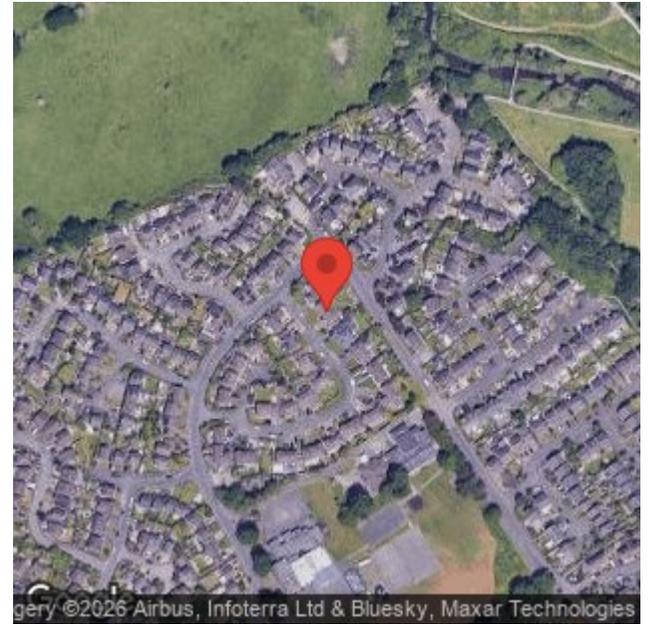
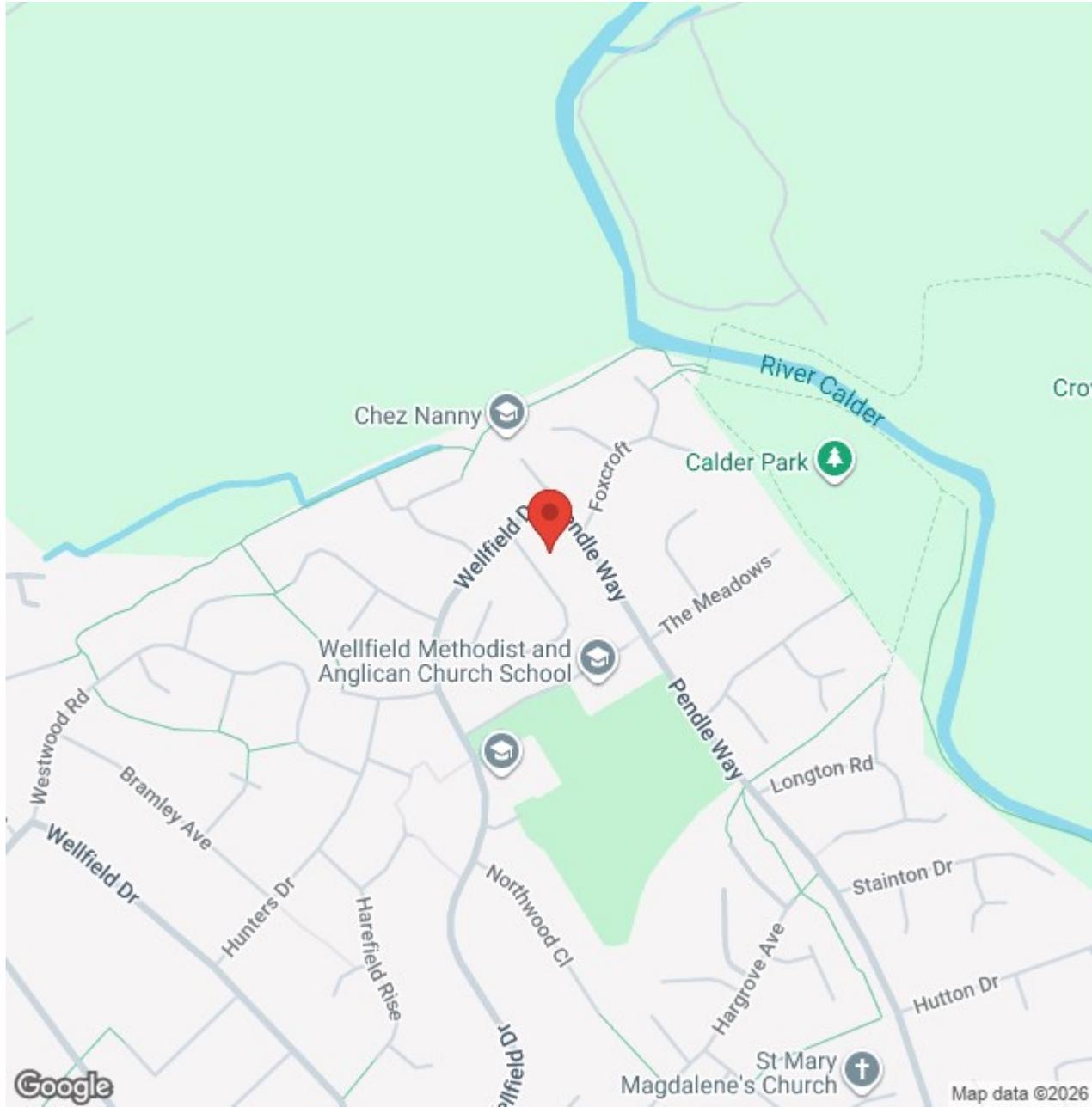
Clover Crescent, Burnley

Offers In The Region Of £385,000

- Substantial detached family home occupying a generous plot
- Five well-proportioned bedrooms, including a large principal suite
- Multiple reception rooms offering flexible living space
- Spacious dining kitchen with adjoining utility room
- Integral double garage and extensive off-road parking
- Large gardens to both the front and rear

This substantial and versatile family home occupies a generous plot and offers well-proportioned accommodation arranged over two floors, ideal for modern family living. The ground floor comprises multiple reception spaces, a spacious dining kitchen with adjoining utility room, and excellent connectivity throughout, creating a practical yet flexible layout suited to a range of lifestyles. To the first floor, the property offers five bedrooms, including a large principal suite set within the extension above the garage, complete with a dressing area and en-suite facilities. Additional en-suite bedrooms, a family bathroom and ample storage complete the accommodation, while externally the home benefits from extensive gardens to both the front and rear, generous parking and an integral double garage, making this an ideal long-term family home.







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Lancashire

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GROUND FLOOR

ENTRANCE VESTIBLE

GROUND FLOOR WC

A convenient ground floor WC fitted with a wash basin and WC, positioned off the entrance hallway for everyday practicality and guest use.

ENTRANCE HALLWAY 14'0" x 6'6" (4.27m x 1.99m)

A welcoming and well-proportioned entrance hallway providing access to the main ground floor rooms and ground floor WC, with a staircase leading to the first floor and space for occasional furniture.

LIVING ROOM 23'2" x 13'1" (7.07m x 4.00m)

A spacious and versatile living room offering ample space for both seating and dining, featuring a central fireplace and patio doors opening onto the rear garden. A bright and comfortable room, ideal for everyday family living and entertaining.

SITTING ROOM / DINING ROOM 16'6" x 9'2" (5.05m x 2.81m)

A flexible additional reception room offering access from both the entrance hallway and the kitchen, ideal for use as a formal dining room, sitting room or family space. Well-proportioned and versatile, it provides excellent flexibility to suit a range of lifestyles.

DINING KITCHEN 8'9" x 19'8" (2.68m x 6.01m)

A spacious dining kitchen located to the rear of the property, fitted with a range of wall and base units, complementary work surfaces and integrated appliances. There is ample space for a family dining table, making it ideal for everyday living, with direct access through to the utility room for added convenience.

UTILITY ROOM 6'11" x 6'0" (2.11m x 1.83m)

A useful and well-proportioned utility room providing additional worktop space and plumbing for appliances. The room offers direct access to the side of the property as well as internal access to the integral garage, making it an ideal practical space for busy family living.

INTEGRAL DOUBLE GARAGE 17'3" x 16'1" (5.28m x 4.92m)

A spacious double integral garage fitted with power and lighting, an up-and-over garage door, and housing the combination boiler. Offering excellent storage space or secure parking, with convenient internal access via the utility room.

FIRST FLOOR / LANDING

A spacious first floor landing providing access to all five bedrooms and the family bathroom, with loft access and a feature window allowing natural light to flow through the space.

BEDROOM ONE 17'1" x 16'3" (5.22m x 4.97m)

A spacious and impressive principal bedroom positioned within the extension above the garage, offering excellent proportions throughout. The room benefits from a dedicated dressing area and direct access to a private en-suite, creating a comfortable and well-designed main bedroom suite.

ENSUITE SHOWER ROOM 6'3" x 8'0" (1.91m x 2.44m)

A well-appointed en-suite shower room fitted with a shower enclosure, wash basin and WC, finished with tiled walls and flooring and benefiting from a window providing natural light and ventilation.

BEDROOM TWO 13'8" x 13'1" (4.18m x 4.01m)

A well-proportioned double bedroom positioned to the front of the property, benefiting from fitted furniture and direct access to a private en-suite shower room, making it ideal for guests or older children.

ENSUITE SHOWER ROOM 6'0" x 5'10" (1.85m x 1.79m)

A private en-suite shower room fitted with a shower enclosure, wash basin and WC, finished with tiled walls and benefiting from a window providing natural light and ventilation.

BEDROOM THREE 13'1" x 9'2" (3.99m x 2.81m)

A well-proportioned bedroom positioned to the front of the property, offering flexibility for use as a bedroom, home office or nursery, with space for a range of furniture.

BEDROOM FOUR 9'11" x 6'6" (3.03m x 2.00m)

A further front-facing bedroom offering flexible accommodation, suitable for use as a bedroom, home office or hobby room, with space to accommodate a range of furniture.

BEDROOM FIVE 9'7" x 9'3" (2.94m x 2.83m)

Accessed from the first floor landing, this additional bedroom offers flexible accommodation and benefits from a connecting door through to the principal bedroom within the extension. Ideal for use as a dressing room, nursery, home office or additional bedroom, depending on requirements.

BATHROOM 7'1" x 13'2" (2.18m x 4.02m)

A spacious family bathroom fitted with a panelled corner bath, wash basin, bidet and WC, finished with tiled walls and flooring and benefiting from a window providing natural light and ventilation.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/clover-crescent-bly>

LOCATION

Situated within a desirable residential area of Burnley, the property is ideally positioned for families, with well-regarded local primary schools including St Mary Magdalene's Primary School and Wellfield Primary School nearby, along with the popular Chez Nanny Day Nursery. The location also offers convenient access to local amenities, transport links and surrounding countryside, making it an excellent setting for family living.

PUBLISHING

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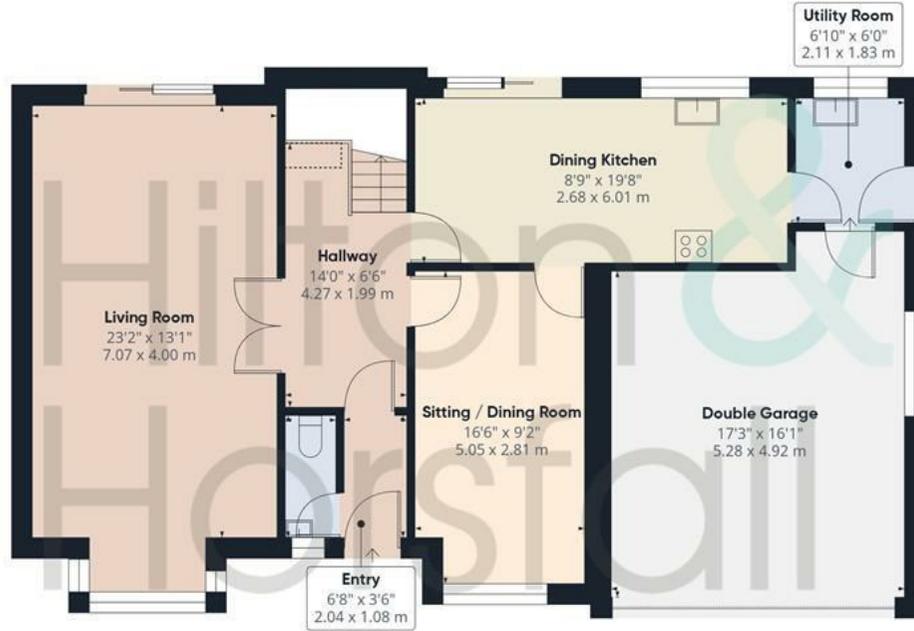
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OUTSIDE

The property occupies a generous plot with substantial gardens to both the front and rear. To the front, there is a spacious driveway providing ample off-road parking and access to the integral double garage. The rear garden is of an excellent size, offering a high degree of privacy and plenty of space for outdoor seating, entertaining and family use, making it ideal for those seeking both space and flexibility externally.





Ground Floor

Approximate total area⁽¹⁾

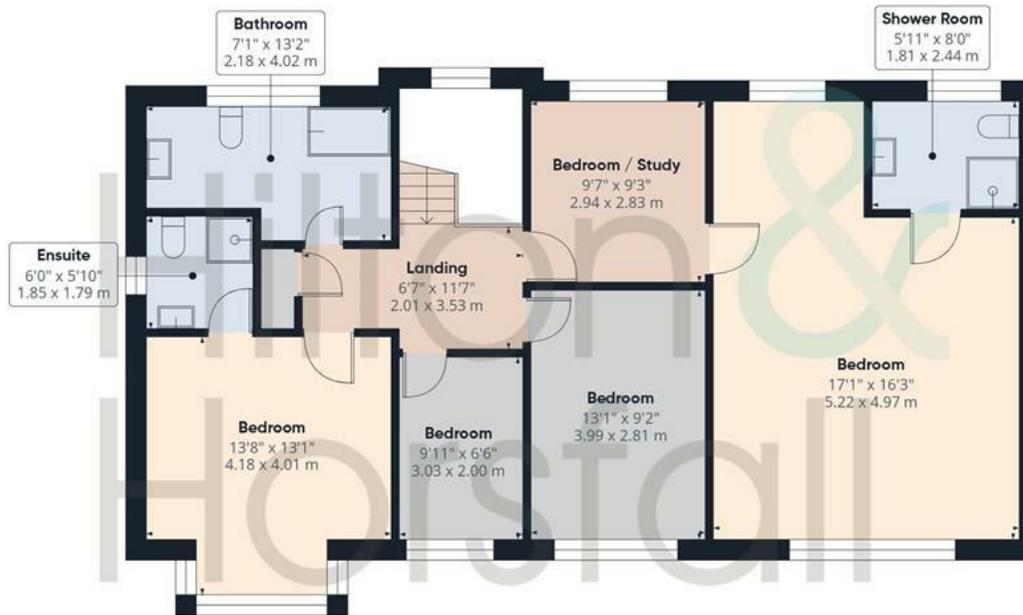
2151 ft²

199.7 m²

Reduced headroom

4 ft²

0.3 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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