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BB12 9DY

St. Annes Drive, Fence

£385,000

• Private Driveway Providing Off-Road Parking & Attached Garage • Available with No Onward Chain • Recently Fully Renovated Detached Bungalow • Contemporary Dining Kitchen • Spacious Living Room with Bi-Folding Doors • Desirable Residential Location in Fence • Three Well-Proportioned Bedrooms • Modern Four-Piece Bathroom

Situated in a highly desirable residential location within the popular village of Fence, this recently fully renovated three bedroom detached bungalow offers beautifully presented and spacious accommodation throughout, ideal for those seeking the convenience of single-storey living. Available with no onward chain, the property has been thoughtfully updated to provide a contemporary interior with neutral décor, attractive flooring and modern fixtures and fittings. The accommodation briefly comprises a welcoming entrance hallway, an impressive living room positioned to the rear with glazed bi-folding doors opening directly onto an extensive raised decking area, and a generous dining kitchen fitted with stylish light grey shaker-style units, integrated appliances and ample space for dining. There are three well-proportioned bedrooms, including two generous doubles positioned to the front, whilst bedroom three overlooks the rear garden and would also make an excellent home office or study. A contemporary four-piece bathroom provides a freestanding-style bath, separate shower enclosure, wash hand basin with vanity storage and WC. Completing the accommodation is a useful utility room housing the combination boiler and providing internal access to the attached garage. Externally, the property benefits from an attractive frontage with a private driveway providing off-road parking and access to the attached garage. To the rear is a generous enclosed garden incorporating a substantial lawn, established planting and extensive raised decking, ideal for outdoor dining and entertaining. The bungalow occupies a pleasant position within the sought-after village of Fence, with local amenities and surrounding countryside close by. Offering versatile accommodation, modern presentation and no onward chain, this is an appealing opportunity for buyers looking for a detached bungalow in an established residential setting. Early viewing is recommended.

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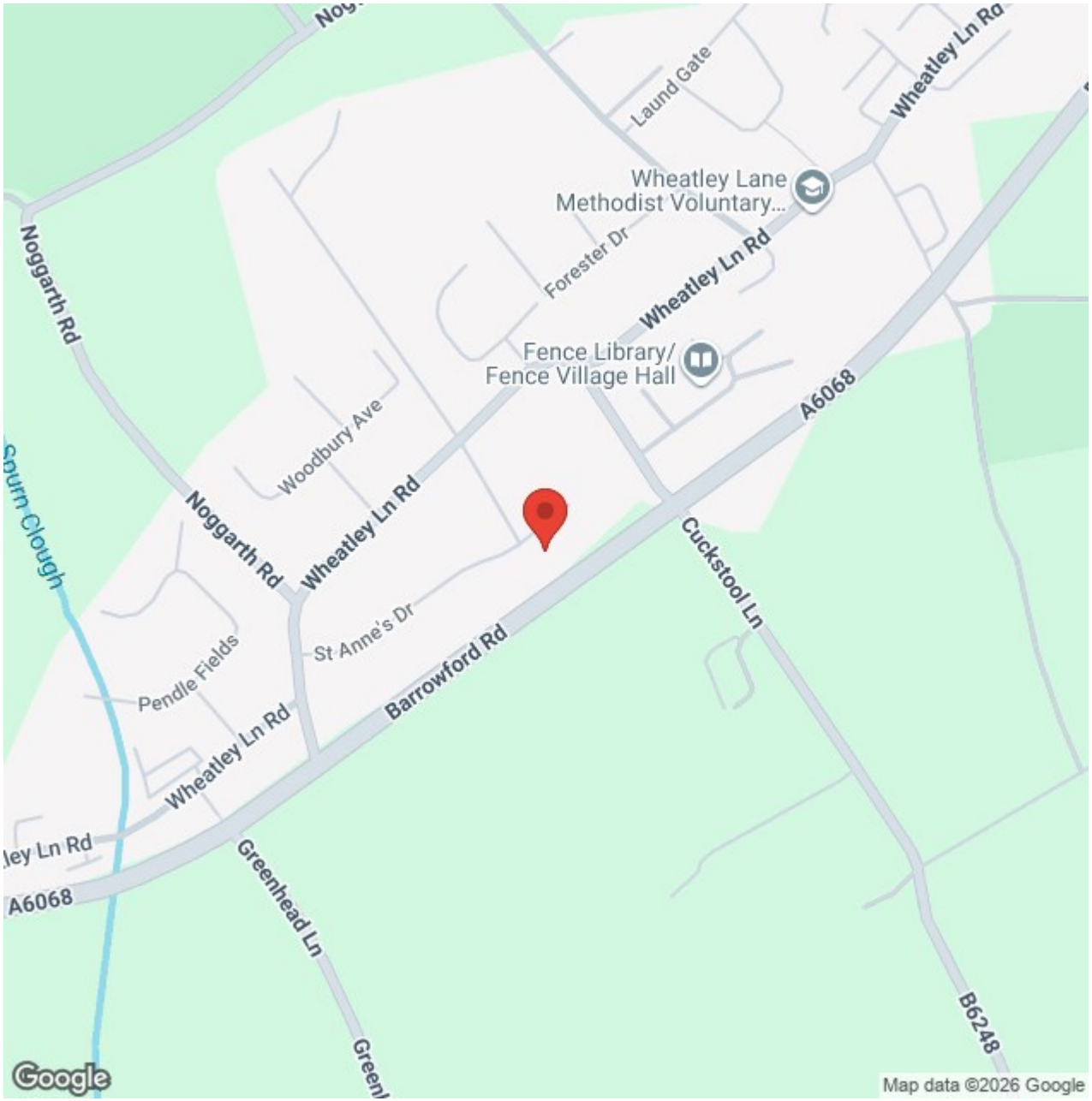
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Laund Gate
Wheatley Ln Rd
Wheatley Lane Methodist Voluntary...
Forester Dr
Noggarth Rd
Wheatley Ln Rd
Fence Library/ Fence Village Hall
A6068
Woodbury Ave
Noggarth Rd
Wheatley Ln Rd
Cuckstool Ln
St Anne's Dr
Pendle Fields
Barrowford Rd
Wheatley Ln Rd
A6068
Greenhead Ln
B6248
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Lancashire

Situated in a highly desirable residential location within the popular village of Fence, this recently fully renovated three bedroom detached bungalow offers beautifully presented and spacious accommodation throughout, ideal for those seeking the convenience of single-storey living. Available with no onward chain, the property has been thoughtfully updated to provide a contemporary interior with neutral décor, attractive flooring and modern fixtures and fittings. The accommodation briefly comprises a welcoming entrance hallway, an impressive living room positioned to the rear with glazed bi-folding doors opening directly onto an extensive raised decking area, and a generous dining kitchen fitted with stylish light grey shaker-style units, integrated appliances and ample space for dining. There are three well-proportioned bedrooms, including two generous doubles positioned to the front, whilst bedroom three overlooks the rear garden and would also make an excellent home office or study. A contemporary four-piece bathroom provides a freestanding-style bath, separate shower enclosure, wash hand basin with vanity storage and WC. Completing the accommodation is a useful utility room housing the combination boiler and providing internal access to the attached garage. Externally, the property benefits from an attractive frontage with a private driveway providing off-road parking and access to the attached garage. To the rear is a generous enclosed garden incorporating a substantial lawn, established planting and extensive raised decking, ideal for outdoor dining and entertaining. The bungalow occupies a pleasant position within the sought-after village of Fence, with local amenities and surrounding countryside close by. Offering versatile accommodation, modern presentation and no onward chain, this is an appealing opportunity for buyers looking for a detached bungalow in an established residential setting. Early viewing is recommended.

GROUND FLOOR

ENTRANCE HALL 8'8" x 11'8" (2.65m x 3.56m)
A welcoming and spacious entrance hallway accessed via a UPVC entrance door with decorative glazed panels and a matching glazed side panel, allowing natural light to filter through. The hallway benefits from wood-effect flooring, neutral décor, recessed ceiling spotlights, a central heating radiator and attractive oak-effect internal doors providing access to the accommodation.

LIVING ROOM 16'11" x 11'11" (5.16m x 3.65m)
A spacious and beautifully presented living room positioned to the rear of the property, enjoying pleasant views over the garden. The room benefits from an impressive set of glazed bi-folding doors which open directly onto the extensive decking area, allowing an abundance of natural light to flood the space and creating a lovely connection between the indoor and outdoor living areas. Further features include contemporary wood-effect flooring, neutral décor, recessed ceiling spotlights and a central heating radiator.

KITCHEN 12'9" x 14'4" (3.89m x 4.39m)
A spacious and contemporary dining kitchen positioned to the rear of the property, offering ample space for a dining table and chairs. The kitchen is fitted with an attractive range of light grey shaker-style wall and base units, complemented by contrasting light-coloured work surfaces and matching upstands. Integrated appliances include an electric oven, induction-style hob and fridge freezer, along with a one-and-a-half bowl sink with a chrome mixer tap. A large window overlooks the rear garden and provides plenty of natural light. Further features include wood-effect flooring, recessed ceiling spotlights, neutral décor and an attractive oak-effect internal door.

BEDROOM ONE 12'5" x 11'10" (3.80m x 3.61m)
A generously proportioned double bedroom positioned to the front of the property, offering ample space for bedroom furniture. A large UPVC double glazed window overlooks the front garden and allows plenty of natural light into the room. Further features include neutral décor, fitted carpeting, a central heating radiator and ceiling light point.

BEDROOM TWO 11'8" x 11'1" (3.58m x 3.39m)
A spacious and well-proportioned double bedroom positioned to the front of the property, enjoying a pleasant outlook over the surrounding residential area. The room offers ample space for bedroom furniture and benefits from a large UPVC double glazed window providing plenty of natural light. Further features include neutral décor, fitted carpeting, a central heating radiator, ceiling light point and an attractive oak-effect internal door.

BEDROOM THREE 8'10" x 8'8" (2.70m x 2.66m)
A bright and versatile third bedroom positioned to the rear of the property, which would also make an ideal home office or study. The room benefits from a large UPVC double glazed window overlooking the rear garden, together with an additional side window allowing plenty of natural light into the space. Further features include contemporary wood-effect flooring, neutral décor, a central heating radiator, ceiling light point and an attractive oak-effect internal door.

BATHROOM 8'9" x 8'1" (2.67m x 2.47m)
A spacious and contemporary four-piece bathroom fitted with a modern suite comprising a freestanding-style bath with chrome wall-mounted taps, a separate walk-in shower enclosure with glazed sliding doors, a low-level WC and a wash hand basin with chrome mixer tap set within a vanity unit providing useful storage. Further features include attractive marble-effect wall tiling around the bath and shower, wood-effect flooring, an illuminated wall mirror, chrome heated towel rail, recessed ceiling spotlights and a frosted UPVC double glazed window providing natural light and privacy.

UTLITY 3'4" x 5'10" (1.02m x 1.79m)
A useful utility room housing the property's combination boiler and providing internal access to the attached garage.

GARAGE 9'8" x 15'6" (2.95m x 4.74m)
An attached garage with an up-and-over door to the front, providing useful storage space and benefitting from internal access through the adjoining utility room.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/stannesdrivefence

LOCATION
The property occupies a desirable residential position on St. Annes Drive in the popular village of Fence, a well-regarded location surrounded by the attractive Lancashire countryside. The village offers a selection of local amenities, including a village store and post office, together with established dining venues such as the Fence Gate Inn and The Forest. Wheatley Lane Methodist Primary School is also situated nearby. The surrounding area provides opportunities for countryside walks, whilst the neighbouring towns of Barrowford, Nelson and Burnley offer a wider range of shops, supermarkets and everyday services. The location combines village surroundings with convenient access to neighbouring towns, making it an appealing choice for those seeking a residential setting within the Pendle area.

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OUTSIDE

Externally, the property benefits from an attractive frontage with decorative stonework, established planting and a garden area, together with a private driveway providing off-road parking and access to the attached garage, which has an up-and-over door. To the rear is a generous enclosed garden featuring a substantial lawn, mature shrubs and planted borders, with timber fencing providing a defined boundary. A particularly appealing feature is the extensive raised decking area, which is directly accessible from the living room through glazed bi-folding doors and provides an excellent space for outdoor seating, dining and entertaining. The combination of lawned garden and decking offers a versatile outdoor space that complements the bungalow's recently renovated interior.



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Approximate total area(1)

1118 ft²

103.7 m²

(1) Excluding balconies and terraces

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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