



Hilton &
Horsfall

BB9 OWB

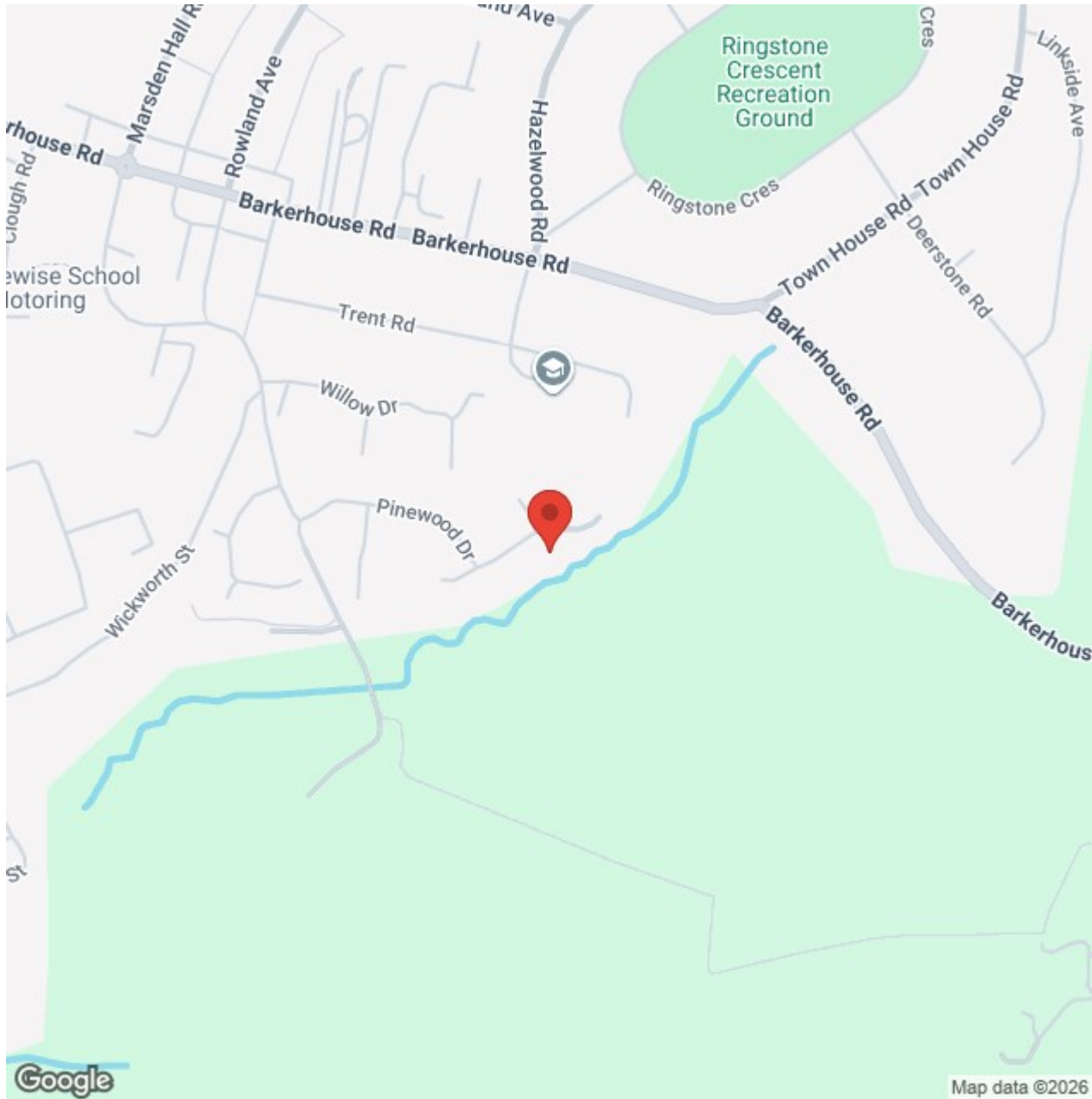
Pinewood Drive, Nelson

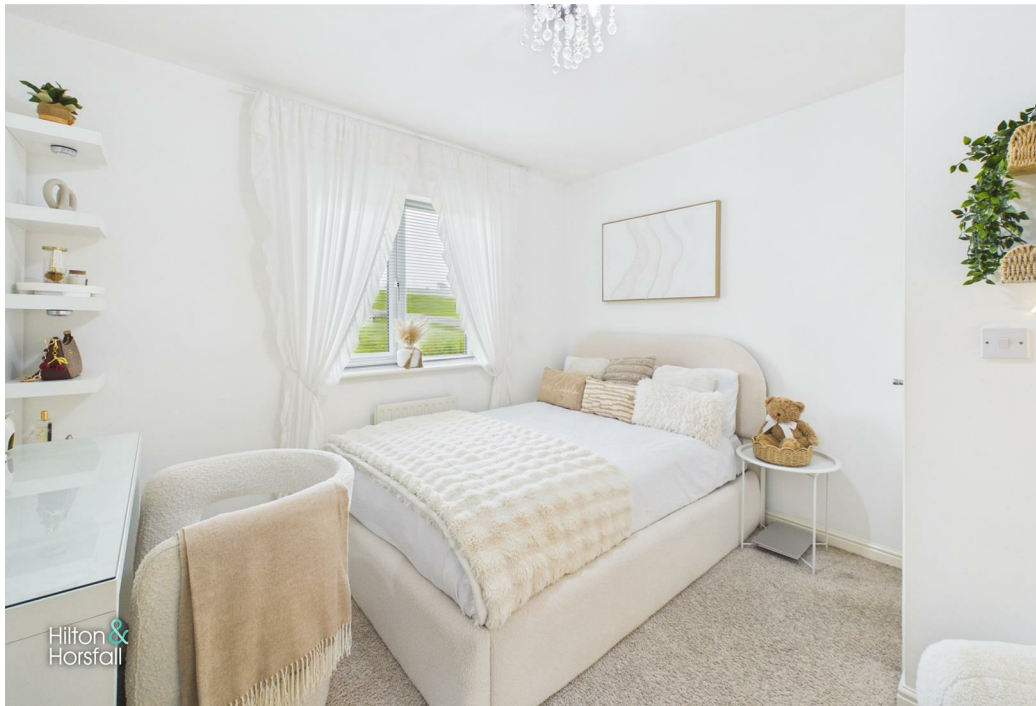
Offers In The Region Of £350,000

- Beautifully Refurbished Detached Family Home
- Four Bedrooms, Two En-Suites & Dressing Room
- Stunning Contemporary Breakfast Kitchen
- Three Reception Rooms & Utility Room
- Driveway Providing Ample Off-Road Parking
- Enclosed Rear Garden Backing Onto Open Fields

A beautifully presented detached family home occupying a pleasant position on a modern residential development, backing directly onto open fields and enjoying attractive countryside views to the rear. Having been extensively refurbished by the current owners, the property offers stylish and spacious accommodation throughout, briefly comprising an entrance hallway, impressive living room with bespoke media wall, sitting room, dining room, utility room and a stunning contemporary breakfast kitchen which forms the heart of the home. The property also benefits from a converted double garage, creating a substantial additional reception room ideal for modern family living. To the first floor are four well-proportioned bedrooms, two of which benefit from en-suite shower rooms, together with a family bathroom and a versatile fifth bedroom/dressing room. Externally, there is ample off-road parking to the front and an enclosed rear garden with a decked seating area enjoying uninterrupted views across the neighbouring fields. Offering approximately 1,687 sq. ft. of accommodation and finished to an exceptional standard throughout, this is a superb family home that must be viewed to be fully appreciated.







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Lancashire

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GROUND FLOOR

HALLWAY

An impressive entrance hallway setting the tone for the quality found throughout the home. Finished with contemporary tiled flooring, modern wall panelling and a striking feature staircase with glazed balustrades and integrated LED lighting, the space creates an immediate sense of style and luxury. The hallway provides access to the principal ground floor rooms and benefits from useful under-stairs storage, whilst the bright and airy layout enhances the welcoming feel of this beautifully refurbished family home.

LIVING ROOM 16'7" x 16'8" (5.06m x 5.09m)

A substantial reception room created from a former double garage conversion, providing an impressive amount of living space ideal for modern family life. The room is beautifully presented and features a striking bespoke media wall incorporating illuminated display shelving, an inset electric fireplace and space for a large wall-mounted television, creating a superb focal point. A large front-facing window floods the room with natural light, whilst the generous proportions offer ample space for a variety of furniture arrangements, making this an excellent space for relaxing and entertaining alike.

SITTING ROOM 13'9" x 13'7" (4.21m x 4.15m)

A beautifully presented sitting room positioned to the rear of the property, offering a calm and inviting space to relax. The room benefits from a feature fireplace with inset gas fire, attractive flooring and a neutral décor throughout. French doors open directly onto the rear garden, allowing plenty of natural light to flood the room whilst creating an excellent connection between the indoor and outdoor spaces. A superb additional reception room, ideal for family living, entertaining guests or enjoying quieter evenings.

DINING ROOM 10'11" x 9'7" (3.34m x 2.93m)

A well-proportioned dining room positioned to the front of the property, offering ample space for a large family dining table and chairs. A large window allows for plenty of natural light, creating a bright and welcoming atmosphere. Finished in neutral tones, this versatile room is ideal for both formal dining and everyday family meals.

BREAKFAST KITCHEN 18'2" x 12'8" (5.56m x 3.88m)

A stunning open-plan breakfast kitchen which has been thoughtfully redesigned to create a truly impressive heart of the home. Fitted with a comprehensive range of contemporary wall and base units complemented by quartz worksurfaces, matching splashbacks and integrated appliances, the kitchen offers both style and practicality in equal measure. A central island provides additional preparation space, breakfast seating and useful storage, making it ideal for everyday family living and entertaining. The room is finished to an exceptional standard and benefits from feature LED mood lighting, an inset gas hob with extractor above, integrated double oven and sink unit positioned beneath a window enjoying attractive views over the open fields to the rear. There is ample space for informal dining and socialising, whilst the modern media wall with inset shelving and feature fireplace adds a unique focal point to this superb family space.

UTILITY ROOM 6'11" x 6'7" (2.11m x 2.01m)

A practical utility room providing space and plumbing for a washing machine and tumble dryer, together with additional appliance and storage space. The room also houses the central heating boiler and benefits from a door leading directly to the side of the property, making it ideal for everyday family living. Conveniently positioned adjacent to the breakfast kitchen, it helps keep household appliances neatly tucked away from the main living areas.

FIRST FLOOR / LANDING

BEDROOM ONE 15'4" x 9'10" (4.69m x 3.00m)

A superb principal bedroom positioned to the front of the property, offering generous proportions and a stylish finish throughout. The room benefits from an extensive range of fitted wardrobes and storage units, providing excellent practicality whilst maximising floor space. A large window allows plenty of natural light to fill the room, creating a bright and relaxing atmosphere. Beautifully presented and thoughtfully designed, the room also enjoys the added luxury of direct access to a private en-suite shower room.

ENSUITE 7'2" x 4'0" (2.19m x 1.23m)

A well-appointed en-suite shower room comprising a walk-in shower enclosure, pedestal wash hand basin and low-level WC. The room is complemented by tiled splashbacks, a frosted window providing natural light and ventilation, and a neutral colour scheme throughout. A practical and convenient addition to the principal bedroom.

BEDROOM TWO 12'1" x 10'10" (3.69m x 3.32m)

A generous double bedroom positioned to the rear of the property, enjoying pleasant open views across the neighbouring fields and countryside beyond. The room is beautifully presented in neutral tones and offers ample space for a range of bedroom furniture. Bright and welcoming throughout, this spacious bedroom further benefits from direct access to its own private en-suite shower room, making it ideal for guests, older children or multi-generational living.

ENSUITE 7'2" x 4'1" (2.19m x 1.27m)

A modern en-suite shower room fitted with a three-piece suite comprising a shower enclosure, pedestal wash hand basin and low-level WC. The room benefits from tiled splashbacks, a frosted window providing natural light and ventilation, and a clean, neutral finish throughout. Conveniently accessed directly from Bedroom Two, this private en-suite adds further flexibility and practicality to the accommodation.

BEDROOM THREE 10'5" x 10'11" (3.20m x 3.34m)

A well-proportioned double bedroom positioned to the rear of the property, enjoying attractive open views across the surrounding fields and countryside. Beautifully presented in neutral tones, the room offers ample space for a double bed and accompanying furniture, making it suitable for a variety of uses including a guest bedroom, teenager's room or home office. A bright and comfortable room benefiting from a pleasant outlook and a peaceful setting.

BEDROOM FOUR 10'5" x 8'5" (3.18m x 2.57m)

A well-presented bedroom located to the front of the property, offering a bright and comfortable space suitable for a variety of uses. Currently utilised as a bedroom, the room provides ample space for bedroom furniture and benefits from a pleasant outlook via the front-facing window. Finished in neutral tones, this versatile room would also make an ideal nursery, guest bedroom, dressing room or home office depending on individual requirements.

BEDROOM FIVE / DRESSING ROOM 9'5" x 7'8" (2.88m x 2.36m)

A versatile room positioned to the rear of the property, currently utilised as a luxurious dressing room and benefiting from attractive open views across the neighbouring fields and countryside. The room is fitted with a range of bespoke wardrobes and dressing furniture, creating an excellent space for storage and organisation. Offering flexibility to suit a variety of requirements, this room could also be used as a fifth bedroom, nursery, home office or hobby room, making it a valuable addition to this spacious family home.

BATHROOM 6'5" x 8'5" (1.98m x 2.57m)

A well-presented family bathroom fitted with a three-piece suite comprising a panelled bath,

pedestal wash hand basin and low-level WC. The room benefits from a frosted front-facing window providing natural light and ventilation, together with tiled splashbacks and a neutral finish throughout. A bright and functional bathroom serving the remaining bedrooms and completing the first-floor accommodation.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/pinewood-drive-nelson>

LOCATION

Situated on the outskirts of Nelson, Pinewood Drive is a modern residential development offering convenient access to a wide range of local amenities, schools and transport links. The property enjoys an enviable position backing directly onto open fields, providing attractive far-reaching views and a pleasant semi-rural feel rarely found within a modern housing development. Nelson town centre is within easy reach and offers a selection of shops, supermarkets and everyday amenities, whilst neighbouring towns including Barrowford, Colne and Burnley are all readily accessible. The M65 motorway network is also nearby, making the property well suited to commuters. For those who enjoy the outdoors, a variety of countryside walks and recreational pursuits can be found right on the doorstep.

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OUTSIDE

Externally, the property benefits from a generous driveway to the front providing ample off-road parking for multiple vehicles.

To the rear is an enclosed family garden predominantly laid to lawn with a decked seating area, offering an excellent space for outdoor dining, entertaining and relaxation.

One of the property's standout features is its superb rear aspect, backing directly onto open fields and enjoying attractive countryside views.

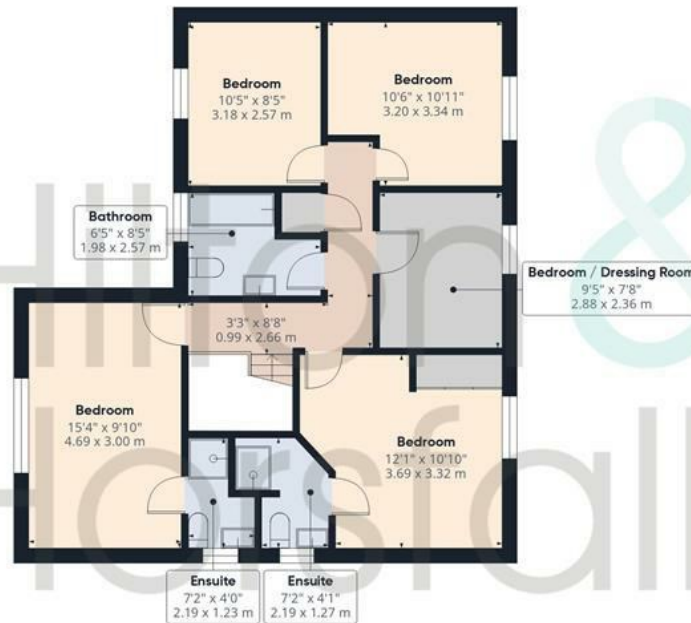
The garden provides a wonderful setting for families and those who appreciate outdoor space, whilst still being conveniently positioned for local amenities and transport links.





Ground Floor

Approximate total area⁽¹⁾
 1687 ft²
 156.7 m²



Floor 1



(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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