Hilton & Horsfall


FIELD TOP COURT
Hilton & Horsfall

BB12 9AH

Field Top Court, Fence

Offers In The Region Of £295,000

• Immaculately Presented Three-Bedroom Home • Offered To The Market With No Onward Chain • Impressive Dining Kitchen With German Nolte Units • Integrated Siemens Cooking Appliances & Dishwasher • Principal Bedroom With En-Suite Shower Room • Enclosed Rear Garden With Lawn & Paved Seating Areas • Off-Road Parking For Two Cars • Sought-After Fence Village Location

An immaculately presented three-bedroom mid-terrace home forming part of a small collection of eight properties within Field Top Court in the sought-after village of Fence. Offered to the market with no onward chain, the property provides beautifully maintained accommodation arranged over two floors, together with off-road parking for two cars and an enclosed rear garden. A welcoming entrance hallway leads to a useful ground floor WC, a spacious living room and an impressive dining kitchen extending across the rear of the home. Designed with both everyday living and entertaining in mind, the kitchen is fitted with German Nolte units and incorporates an integrated Siemens induction hob, Siemens double oven/grill and Siemens dishwasher, alongside an integrated 60/40 fridge freezer and Hotpoint washing machine. Further practical features include a carousel storage unit, Baxi combination boiler and Hive central heating controls, while extensive glazing and French doors provide excellent natural light and direct access to the garden. To the first floor are three bedrooms and a well-presented family bathroom, with the principal bedroom also enjoying its own private en-suite shower room. Bedroom Three is currently arranged as a home office and benefits from access to a useful storage cupboard. Externally, there is off-road parking for two vehicles together with an enclosed rear garden incorporating a lawn and paved seating areas. Combining immaculate presentation, a practical modern layout and an excellent Fence location close to village amenities, countryside and transport connections, this superb home offers an attractive opportunity for a wide range of purchasers.

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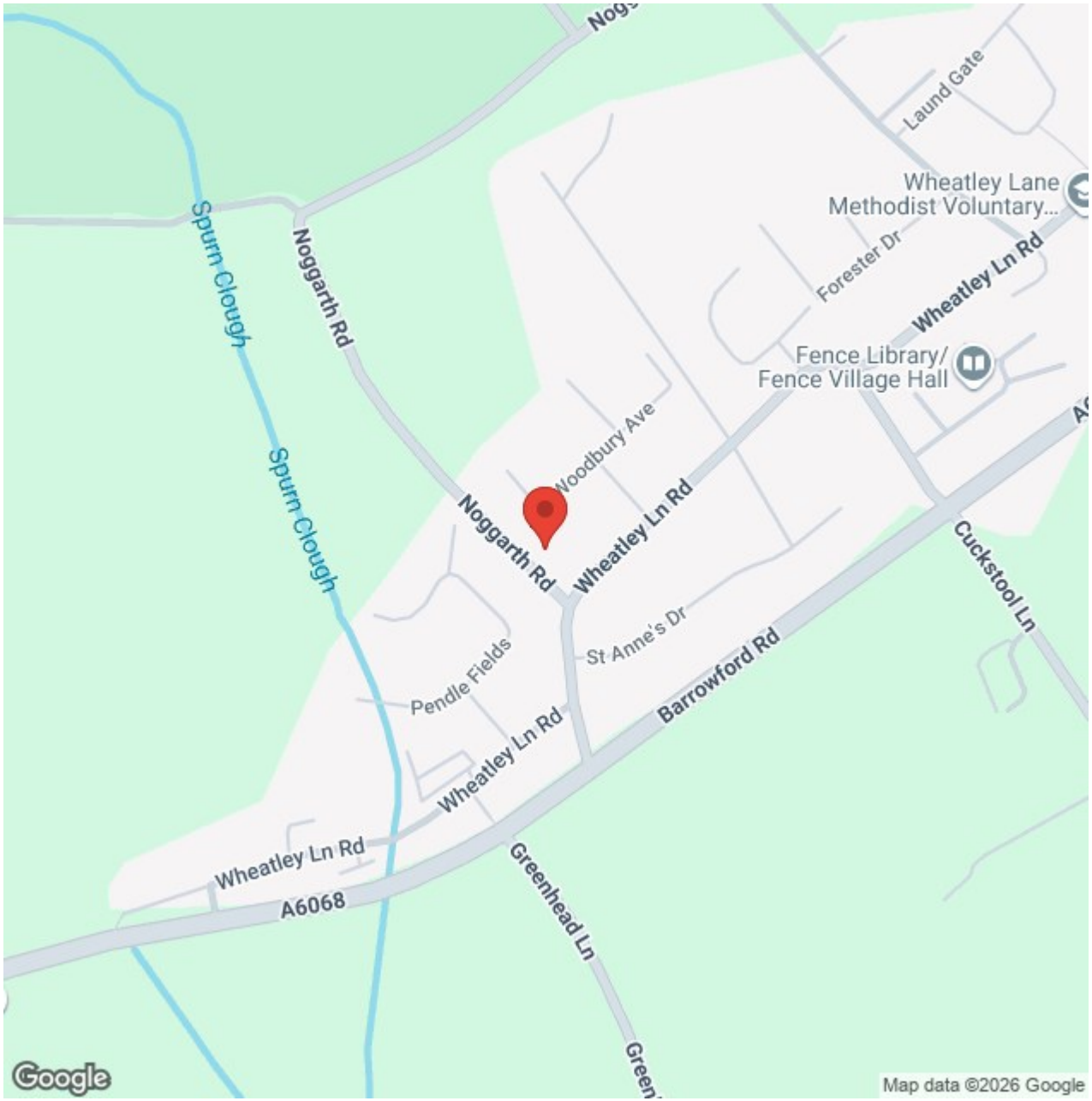
Laund Gate
Wheatley Lane Methodist Voluntary...
Forester Dr
Wheatley Ln Rd
Fence Library/ Fence Village Hall
Spurn Clough
Noggarth Rd
Woodbury Ave
Noggarth Rd
Wheatley Ln Rd
Cuckstool Ln
St Anne's Dr
Pendle Fields
Barrowford Rd
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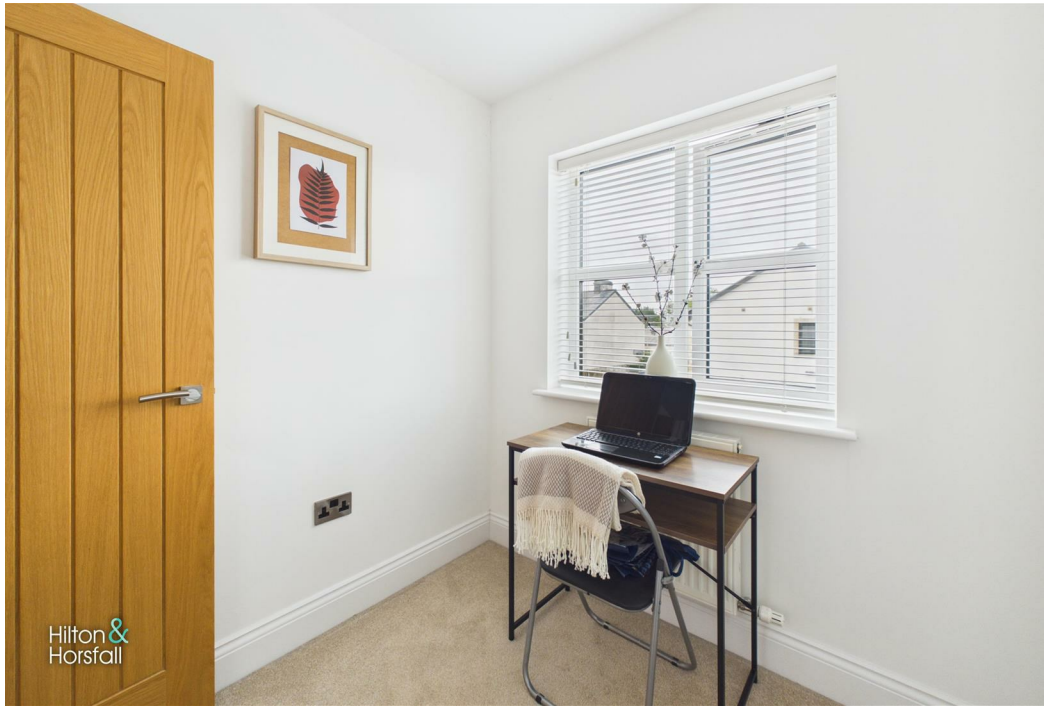
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Lancashire

An immaculately presented three-bedroom mid-terrace home forming part of a small collection of eight properties within Field Top Court in the sought-after village of Fence. Offered to the market with no onward chain, the property provides beautifully maintained accommodation arranged over two floors, together with off-road parking for two cars and an enclosed rear garden. A welcoming entrance hallway leads to a useful ground floor WC, a spacious living room and an impressive dining kitchen extending across the rear of the home. Designed with both everyday living and entertaining in mind, the kitchen is fitted with German Nolte units and incorporates an integrated Siemens induction hob, Siemens double oven/grill and Siemens dishwasher, alongside an integrated 60/40 fridge freezer and Hotpoint washing machine. Further practical features include a carousel storage unit, Baxi combination boiler and Hive central heating controls, while extensive glazing and French doors provide excellent natural light and direct access to the garden. To the first floor are three bedrooms and a well-presented family bathroom, with the principal bedroom also enjoying its own private en-suite shower room. Bedroom Three is currently arranged as a home office and benefits from access to a useful storage cupboard. Externally, there is off-road parking for two vehicles together with an enclosed rear garden incorporating a lawn and paved seating areas. Combining immaculate presentation, a practical modern layout and an excellent Fence location close to village amenities, countryside and transport connections, this superb home offers an attractive opportunity for a wide range of purchasers.

GROUND FLOOR

ENTRANCE HALLWAY 3'8" x 7'6" (1.12m x 2.30m)
A bright and welcoming entrance hallway, finished in light neutral tones with tiled flooring and a staircase rising to the first floor. The space provides access to the principal ground floor accommodation and features a timber handrail, recessed ceiling lighting and a glazed panel within the entrance door allowing additional natural light.

LIVING ROOM 11'9" x 13'10" (3.60m x 4.23m)
A spacious and beautifully presented living room, finished in a light neutral palette with fitted carpet and excellent natural light from the large front-facing window. The room offers generous proportions for a range of lounge furniture, with wall lighting and a central ceiling light completing this bright and comfortable reception space.

INNER HALL

GROUND FLOOR WC 2'11" x 5'11" (0.89m x 1.81m)
A well-presented ground floor WC fitted with a two-piece suite comprising a low-level WC and wash hand basin set within a useful vanity unit. The room is finished with neutral wall tiling and also features a chrome heated towel rail, wall-mounted mirror and recessed ceiling lighting.

DINING KITCHEN 15'8" x 18'9" (4.79m x 5.73m)
A superb dining kitchen offering generous space for both cooking and dining, beautifully presented with tiled flooring and recessed ceiling lighting. The kitchen is fitted with an extensive range of German Nolte units and incorporates an integrated Siemens induction hob, Siemens double oven/grill, Siemens dishwasher, integrated 60/40 fridge freezer and integrated Hotpoint washing machine, together with a useful corner carousel storage unit. The room also houses the Baxi combination boiler and benefits from Hive central heating controls. A broad expanse of glazing and French doors across the rear brings in excellent natural light and opens directly onto the enclosed garden, creating a bright and highly practical space for everyday living and entertaining.

FIRST FLOOR / LANDING
A bright and neatly presented first-floor landing finished in light neutral tones with fitted carpet. The space features a timber handrail with painted spindle balustrading, recessed ceiling lighting and provides access to all three bedrooms and the family bathroom.

BEDROOM ONE 8'8" x 11'8" (2.66m x 3.58m)
A beautifully presented principal bedroom positioned to the rear of the property, finished in light neutral tones with fitted carpet and recessed ceiling lighting. A rear-facing window provides good natural light, while the room offers ample space for a double bed and additional furniture. A door leads directly into the private en-suite shower room.

ENSUITE SHOWER ROOM 8'10" x 2'11" (2.70m x 0.90m)
A smart and well-presented en-suite shower room fitted with a three-piece suite comprising a glazed shower enclosure, low-level WC and wash hand basin set within a vanity unit. Finished with neutral wall tiling, the room also features a chrome heated towel rail, wall-mounted mirror and contemporary chrome fittings.

BEDROOM TWO 8'9" x 10'6" (2.69m x 3.21m)
A well-proportioned double bedroom, beautifully presented in light neutral tones with fitted carpet. A large window provides plenty of natural light, while the room offers ample space for a double bed and additional freestanding bedroom furniture.

BEDROOM THREE 6'7" x 6'9" (2.02m x 2.07m)
A neatly presented third bedroom, finished in light neutral tones with fitted carpet and a front-facing window providing good natural light. Currently arranged as a home office, the room also provides access to a useful built-in storage cupboard, making it a practical and versatile space.

BATHROOM 5'0" x 7'9" (1.54m x 2.38m)
A bright and well-presented family bathroom fitted with a three-piece suite comprising a panelled bath with glazed shower screen, pedestal wash hand basin and low-level WC. The room is finished with neutral wall and floor tiling and also features a chrome heated towel rail, recessed ceiling lighting and a frosted window providing natural light and privacy.

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

LOCATION
Field Top Court is situated within the sought-after Pendle village of Fence, offering an appealing combination of village surroundings, open countryside and excellent accessibility. Local dining includes The Fence Gate on Wheatley Lane Road, while The White Swan at Fence is recognised by the Michelin Guide with one Michelin Star. Primary education within the wider local area includes Wheatley Lane Methodist Primary School in Fence, while Barrowford St Thomas' Church of England Primary School on Wheatley Lane Road is rated Outstanding by Ofsted. The village is well placed for access to Barrowford and Burnley, with the A6068 and nearby M65 providing convenient connections throughout East Lancashire and beyond. For those who enjoy the outdoors, Fence is surrounded by attractive Lancashire countryside, making the location particularly well suited to buyers seeking village living whilst remaining well connected.

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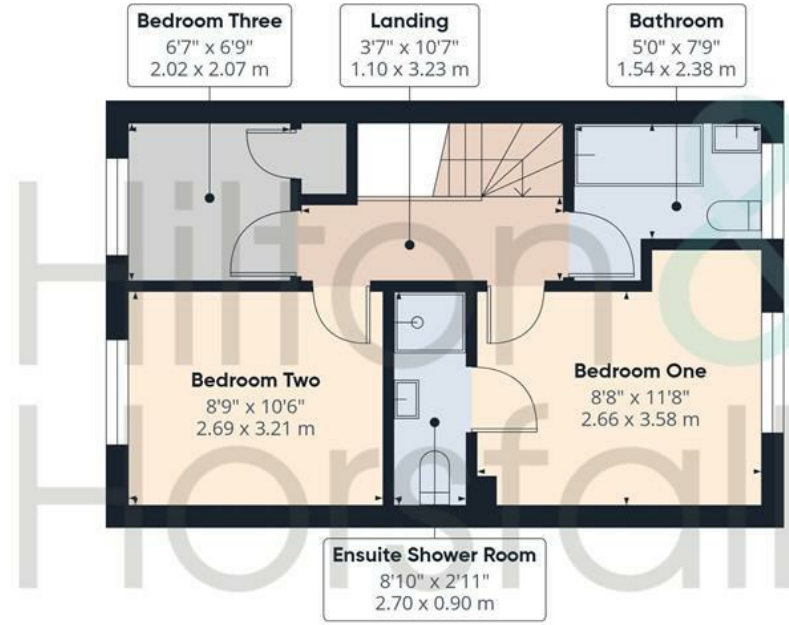
OUTSIDE

Externally, the property is positioned within the established Field Top Court setting and benefits from off-road parking for two cars. To the rear is an attractive enclosed garden, neatly arranged with a lawn and paved seating areas providing useful space for outdoor dining and relaxation. The garden is directly accessible from the dining kitchen through French doors, creating a practical connection between the internal and external living spaces.



Ground Floor



Floor 1



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Approximate total area(1)

872 ft²

81.1 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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