







BB10 4AZ

## Founders Close, Cliviger, Burnley

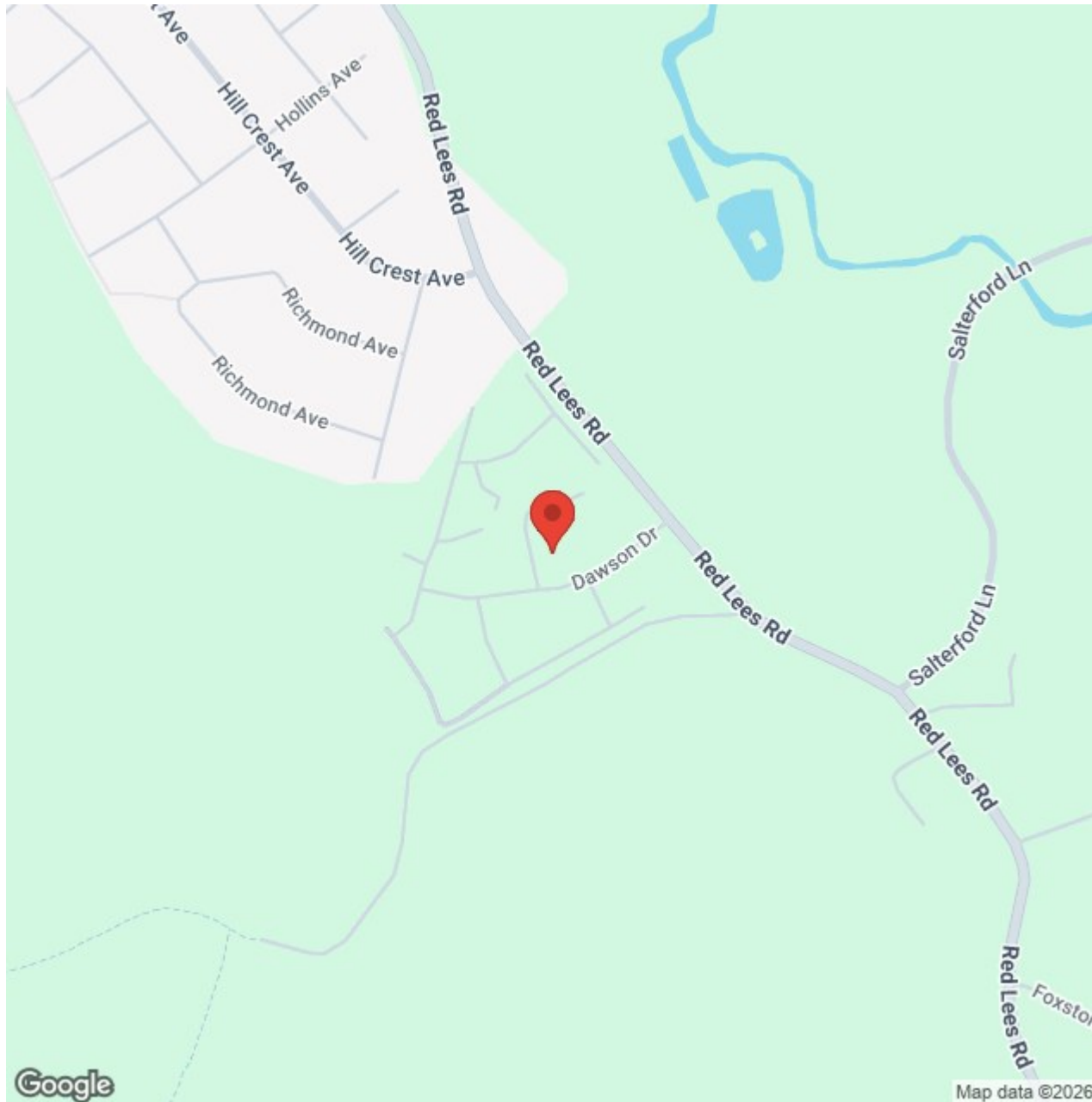
### Offers Over £310,000

- Modern three bedroom detached home
- Spacious living room
- Contemporary dining kitchen
- Utility room & ground floor WC
- Master bedroom with ensuite
- Driveway & enclosed rear garden

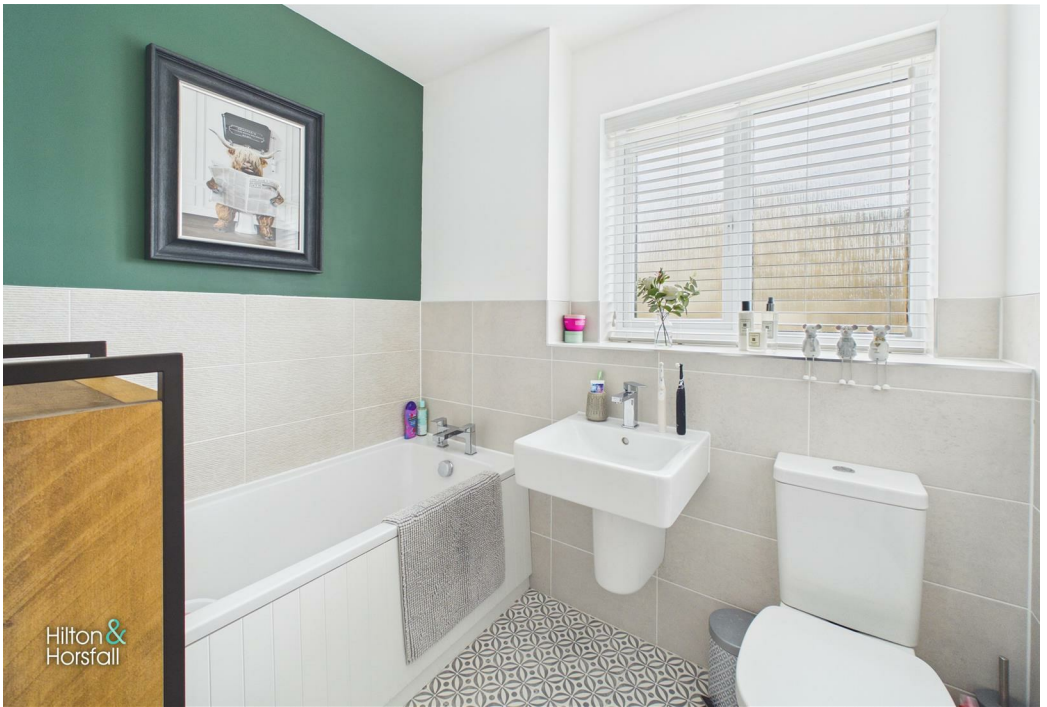
A beautifully presented modern three bedroom detached home located on a sought-after residential development in Burnley. This stylish property offers well-planned accommodation ideal for families, featuring a spacious living room to the front and a contemporary dining kitchen to the rear with French doors opening onto the garden. The ground floor also benefits from a useful utility room and a convenient WC. To the first floor are three well-proportioned bedrooms, including a comfortable principal bedroom with fitted wardrobes and a private ensuite shower room, alongside a modern house bathroom. Externally, the property offers a driveway to the front and an enclosed rear garden with a lawn and patio seating area, perfect for outdoor enjoyment.











# Lancashire

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## GROUND FLOOR

### ENTRANCE HALLWAY 6'4" x 6'9" (1.95m x 2.07m)

A welcoming and stylish entrance hall setting the tone for the rest of the home. Finished with contemporary décor and attractive flooring, the space provides access to the living room, dining kitchen and ground floor WC, along with a staircase leading to the first floor. A bright and inviting introduction to this modern property.

### GROUND FLOOR WC 4'10" x 3'6" (1.48m x 1.08m)

A beautifully presented ground floor WC fitted with a modern two-piece suite comprising a low-level WC and pedestal wash hand basin with mixer tap. The room is enhanced by stylish décor and complementary flooring, creating a contemporary yet characterful space. Perfectly positioned for guests and everyday convenience.

### LIVING ROOM 17'11" x 9'10" (5.48m x 3.00m)

A generously proportioned and beautifully presented living room positioned to the front of the property. This inviting space offers ample room for large furnishings and is enhanced by a bay window which allows for an abundance of natural light. Tastefully decorated in neutral tones, the room provides a warm and comfortable setting ideal for both relaxation and entertaining.

### DINING KITCHEN 17'10" x 9'6" (5.46m x 2.92m)

A stylish and contemporary dining kitchen fitted with a range of modern grey wall and base units complemented by contrasting work surfaces. The space incorporates a stainless steel sink with mixer tap, integrated oven with four-ring gas hob and extractor hood over, along with ample room for freestanding appliances. There is generous space for dining and soft seating, creating an ideal hub for everyday living and entertaining. Dual aspect windows allow for plenty of natural light, while French doors open directly onto the rear garden and patio, seamlessly blending indoor and outdoor living.

### UTILITY ROOM 6'2" x 6'8" (1.90m x 2.04m)

A practical and well-appointed utility room fitted with matching modern cabinetry and complementary work surfaces. The space provides plumbing and ample room for both a washing machine and

tumble dryer, along with additional storage. A door opens directly onto the rear garden, offering everyday convenience and making this an ideal functional addition to the home.

## FIRST FLOOR / LANDING

### BEDROOM ONE 10'1" x 11'1" (3.08m x 3.38m)

A well-proportioned and tastefully decorated double bedroom positioned to the front of the property. The room benefits from fitted wardrobe storage, providing excellent organisation and practicality, while dual windows allow for plenty of natural light. This comfortable principal bedroom is further enhanced by direct access to a private ensuite shower room.

### SHOWER ROOM 4'6" x 5'10" (1.38m x 1.79m)

A modern and well-presented ensuite fitted with a stylish three-piece suite comprising a walk-in shower with glazed enclosure, low-level WC and wash hand basin. Finished with contemporary tiling and fittings, the room offers a clean and functional space designed for everyday comfort and convenience.

### BEDROOM TWO 10'7" x 9'8" (3.24m x 2.97m)

A well-proportioned double bedroom offering a bright and comfortable space. Tastefully decorated in neutral tones, the room benefits from a large window allowing for plenty of natural light. Ideal as a guest bedroom, children's room or home office.

### BEDROOM THREE 7'7" x 8'5" (2.33m x 2.59m)

A comfortable and well-presented third bedroom offering versatility to suit a variety of needs. The room is bright and inviting, benefiting from a window providing natural light. Ideal for use as a child's bedroom, nursery, dressing room or home office.

### BATHROOM 7'1" x 5'6" (2.16m x 1.69m)

A modern and stylishly appointed house bathroom fitted with a contemporary three-piece suite comprising a panelled bath with shower attachment, low-level WC and wash hand basin. The room is finished with attractive tiling and complementary flooring, creating a clean and comfortable space ideal for everyday use.

## 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/founders-close-bly>

## LOCATION

Founders Close is a modern and attractive residential development situated within a popular area of Burnley. The property enjoys convenient access to a wide range of local amenities including shops, supermarkets, and well-regarded schools. Burnley town centre is only a short distance away, offering an excellent selection of retail, leisure and dining facilities. The location is ideal for commuters with easy access to the M65 motorway network, providing links to neighbouring towns and cities. Pleasant nearby walks and outdoor spaces further enhance the appeal of this well-positioned home.

## PUBLISHING

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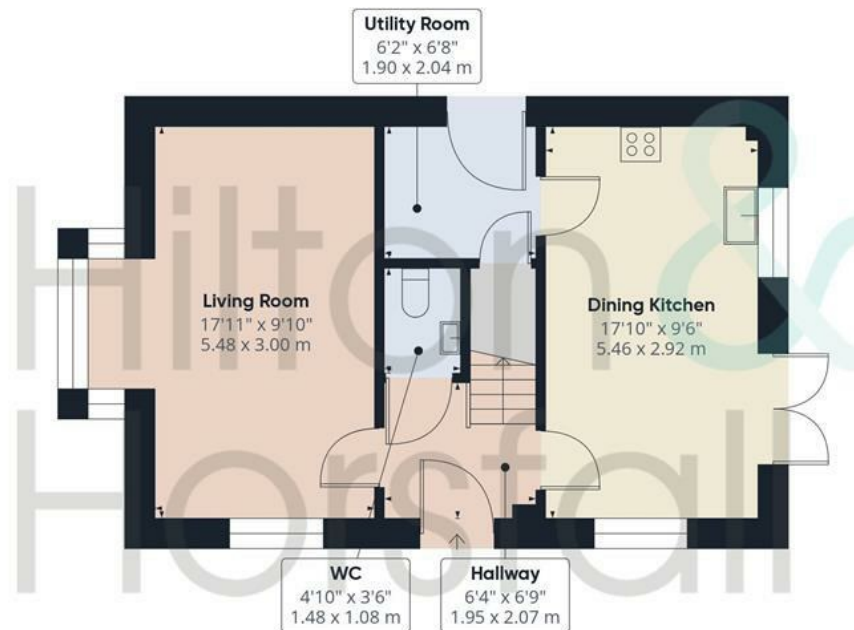


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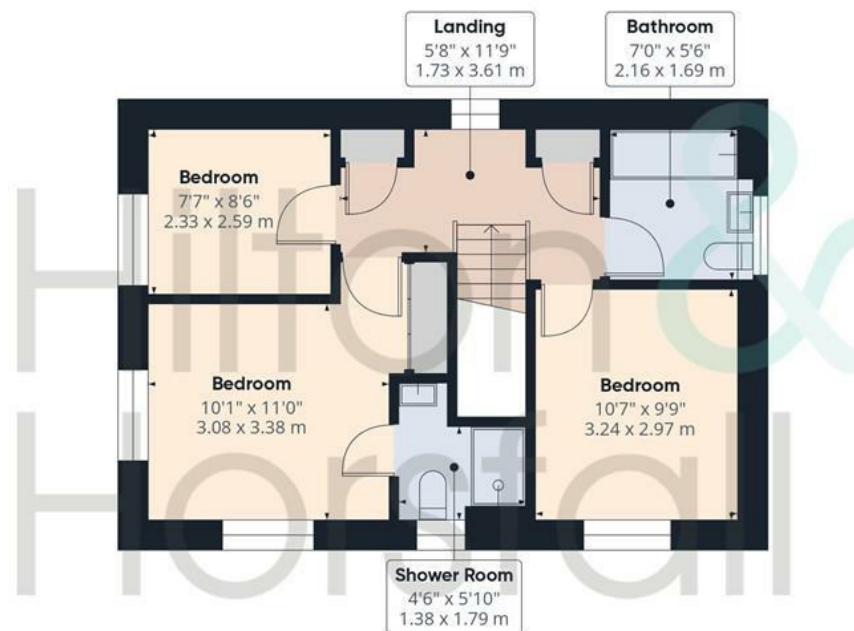
## OUTSIDE

To the front of the property is a driveway providing off-road parking. To the rear is a well-presented enclosed garden predominantly laid to lawn, complemented by a paved patio seating area ideal for outdoor relaxation and entertaining. The garden offers a pleasant and private outdoor space suitable for a variety of uses.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

932 ft<sup>2</sup>

86.7 m<sup>2</sup>

(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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