



Pendle Fields, Fence Asking price £329,950

- Fantastic Detached Home
- Three Bedrooms
- Sun Room
- Beautifully Presented
- Sought After Location
- Driveway
- Front & Rear Gardens
- Garage
- Three Reception Rooms



## INTRODUCTION

**\*\*AN OUTSTANDING, THREE BEDROOMED DETACHED HOME ON A POPULAR ESTATE WITH SUNNY GARDENS AND DECEPTIVELY SIZED INTERNAL ACCOMMODATION!\*\***

*Proudly delivered to the market in a highly regarded area of Fence, stands this immaculate, three bedroomed detached home. A credit to its current occupants, the property offers bright and spacious accommodation with a tasteful, modern interior style. Situated within close reach of schools, amenities and network links to Nelson, Burnley and Clitheroe, the property internally comprises briefly; An entrance hallway at the side of the property houses a staircase to the first floor and has doors leading to a WC, sizeable reception room and a fitted kitchen. The reception room and kitchen both allow through access to a second reception room/dining room, which in turn leads to a beautiful sun lounge and a sizeable extended third reception room. To the first floor, the property enjoys three good sized bedrooms and a three-piece house bathroom suite.*

*Externally, the property boasts a manicured rear garden with evening sun patio area, enclosing conifers and an attached garage. The front allows off road parking on a private driveway and a further laid to lawn garden which enjoys sun in the morning. Viewings are essential and can be arranged by calling our Burnley team today!*

## Ground Floor

### Entrance

Composite double glazed door to the hall.

### Hall

**13'3 x 6'3 (4.04m x 1.91m)**

Central heating radiator, wood effect flooring, stairs to the first floor, under-stairs storage, dado rail, wood effect flooring and doors leading to the kitchen, reception room one and to the WC.

### WC

**6'8 x 2'11 (2.03m x 0.89m)**

UPVC double glazed frosted window, central heating radiator, twin flush WC, wall mounted wash basin and wood effect flooring.

### Reception Room One

**16'6 x 12'2 (5.03m x 3.71m)**

UPVC double glazed bow window, central heating radiator, television point, coving to the ceiling, coal effect gas fire with a Bespoke surround and hardwood double doors to reception room two.

### Reception Room Two

**10'11 x 9'10 (3.33m x 3.00m)**

Central heating radiator, wood effect flooring, coving to the ceiling, an arch leading to the sun room and doors to the kitchen, reception room three.

### Reception Room Three

**15'1 x 10'11 (4.60m x 3.33m)**

UPVC double glazed windows to the rear and side, two central heating radiators and coving to the ceiling.

## Sun Room

**13'1 x 9'5 (3.99m x 2.87m)**

Fully UPVC double glazed windows, poly carbonate roof, central heating radiator, coving to the ceiling and a UPVC double glazed door leading to the rear.

## Kitchen

**12'9 x 9'1 (3.89m x 2.77m)**

UPVC double glazed window, central heating radiator, a range of gloss wall and base units, granite effect work surfaces and upstands, stainless steel one and a half bowl sink, ridge drainer, high spout mixer tap, integrated dishwasher, integrated fridge, integrated freezer, plumbing for a washing machine, an electric oven with grill in a high rise unit, induction hob, extractor hood, fitted pantry cupboard, tile effect flooring and a UPVC double glazed door to the rear.

## First Floor

### Landing

**9' x 7'11 (2.74m x 2.41m)**

UPVC double glazed window, loft access, dado rail, fitted storage and doors leading to the bathroom and to three bedrooms.

## Bedroom One

**15'6 x 11' (4.72m x 3.35m)**

UPVC double glazed window, central heating radiator and coving to the ceiling.

## Bedroom Two

**11'10 x 11'1 (3.61m x 3.38m)**

UPVC double glazed window, central heating radiator and coving to the ceiling.

## Bedroom Three

**9'9 x 7'10 (2.97m x 2.39m)**

UPVC double glazed window, central heating radiator and fitted storage

## Bathroom

**7'5 x 7'1 (2.26m x 2.16m)**

UPVC double glazed frosted window, twin flush WC, vanity top wash basin, a tiled inset panelled bath with a direct feed power shower, central heating radiator, tiled flooring, wood cladded ceiling and spotlights.

## External

### Front

A driveway providing off-road parking for numerous vehicles leading to the garage, and a further laid to lawn garden with surrounding hedges.

### Rear

Fully enclosed laid to lawn garden, patio area, a shed, bedding plants and privacy conifers.

## Agents Notes

Council Tax Band D

