



20 Wythburn Close, Burnley, Lancashire. BB12 8XE

- The perfect family home
- Occupying an elevated position at the head of a quiet cul-de-sac
- Located just off the popular Cumbrian Way
- Immaculately present throughout
- One welcoming reception room
- Separate dining room leading through to the conservatory
- Eye catching modern kitchen
- Downstairs W/C
- Four first floor bedrooms
- Main bedroom benefitting from a three piece en-suite shower room
- Three piece bathroom suite
- Beautifully presented rear garden with mature planting and patio
- Driveway to the front providing ample off road parking
- Garage
- EPC - D
- Council Tax - Band D
- Early viewing is considered a must!



PROPERTY DESCRIPTION

!! The perfect family home !! Occupying an elevated position at the head of a quiet cul-de-sac on the popular 'Bovis' estate, we are delighted to offer for sale this immaculately presented four bedroom detached home that is ideal for any growing family. The generous accommodation comprises of: one welcoming reception room, separate dining room, eye catching modern kitchen, conservatory, downstairs W/C, four first floor bedrooms - the main bedroom benefitting from a three piece en-suite shower room, and a fully fitted three piece family bathroom suite. To the rear is a beautifully presented rear garden with mature planting and a patio area immediately adjoining the conservatory, whilst to the front is a driveway providing ample off road parking and leading to the garage. Warmed by gas central heating, and being double glazed throughout. EPC - D. Council Tax - Band D. Early viewing is considered a must!



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room

4.75m x 4.09m (15' 7" x 13' 5")

Dining Room

3.53m x 2.64m (11' 7" x 8' 8")

Modern Kitchen

3.66m x 2.62m (12' 0" x 8' 7")

Conservatory

4.01m x 3.81m (13' 2" x 12' 6")

Downstairs W/C

First Floor

Bedroom One

3.96m x 3.07m (13' 0" x 10' 1")

En-Suite Shower Room

Bedroom Two

3.45m x 3.02m (11' 4" x 9' 11")

Bedroom Three

3.2m x 3.02m (10' 6" x 9' 11")

Bedroom Four

2.44m x 2.01m (8' 0" x 6' 7")

Family Bathroom

Outside

Garden

Further Information

Further Information

The property is on a freehold title.

Mobile and broadband coverage is offered by a number of companies, and ultrafast is available.

The property is located in an area considered to be low risk for surface water flooding, and the long term risk is assessed as the same.

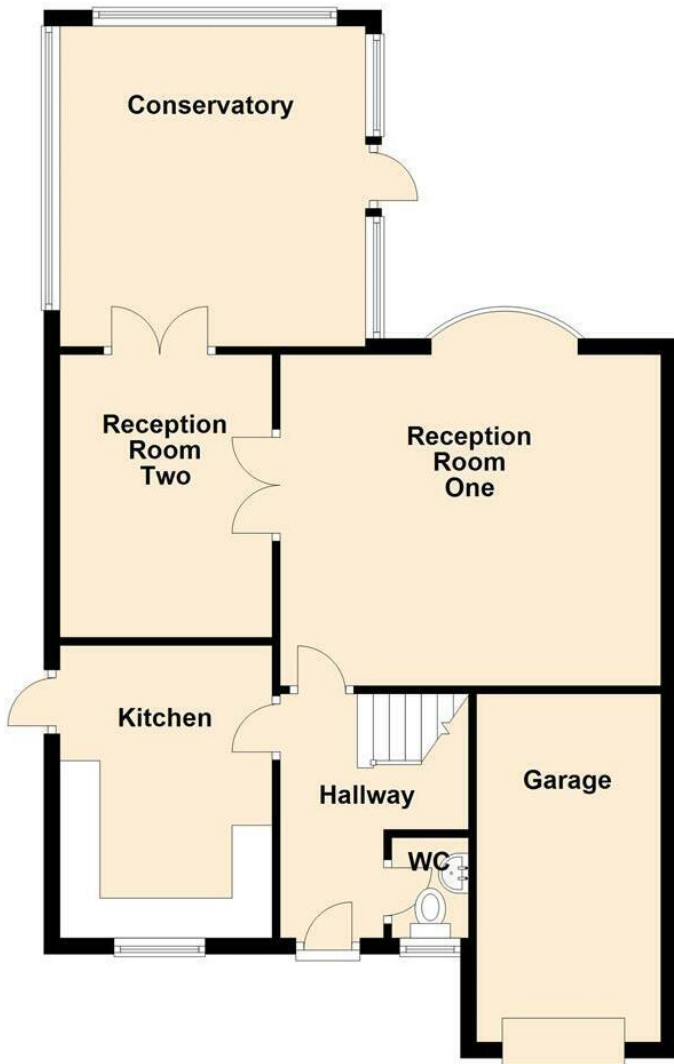
EPC - D

Council Tax - Band D



FLOORPLAN & EPC

Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Burnley
31, Parker Lane, Burnley, BB11 2BU
01282 427445
info@jonsimon.co.uk