



# 346 Burnley Road, Cliviger, Burnley, Lancashire. BB10 4ST

- Occupying a prominent elevated position
- Sitting in a approximately three quarters of an acre plot
- Executive detached home
- Beautifully presented throughout
- Sizeable accommodation on offer
- Striking open plan reception room
- Garden room with feature fire and matching hearth
- Eye catching kitchen with 'Esse' stove
- Separate utility room with downstairs W/C
- Home Office
- Four double bedrooms to the first floor
- The main bedroom benefiting from a walk in wardrobe and four piece en-suite shower room
- Second double bedroom having three piece en-suite shower room
- Modern three piece bathroom suite
- Landscaped gardens to the front and rear
- The rear garden having a 'sun trap' Indian stone paved patio
- Detached workshop with roller shutter door
- Ample off road parking and integrated garage with electric up and over door
- Offered for sale with no onward chain
- Fully gas central heated
- EPC - D





## PROPERTY DESCRIPTION

---

Occupying a prominent elevated position with impressive views onto Cliviger Gorge, this immaculately presented detached home sits in a three quarter of an acre plot and is offered for sale with no onward chain. The generously proportioned accommodation comprises of: a large open plan reception room with separate garden room off, eye catching breakfast kitchen with a comprehensive range of fitted wall and base units and 'Esse' stove, separate utility room and downstairs W/C, home office, four double bedrooms to the first floor - one being an opulent master suite with walk in wardrobe and four piece en-suite shower room, another also benefitting from a three piece en-suite. There is also a three piece, modern family suite and ample storage space. The property boasts beautifully landscaped gardens to both the front and rear, with the front garden having mature planting and the rear an 'Indian' stone paved patio ideal for catching the afternoon sun and having in built pizza oven. At the top of the garden the current owner keeps chickens, and has a vegetable garden. Ample off road parking to the front, and leading to a integrated double garage with electric shutter door, and the rear garden has a brick built detached workshop with roller shutter. Early viewing is considered a must!





## ROOM DESCRIPTIONS

---

### Ground Floor

#### Entrance Hallway

a welcoming entrance hallway with return staircase leading to the first floor and being open with:

#### Open Plan Reception Room

10.22m x 6.94m (33' 6" x 22' 9") having front facing floor to ceiling windows taking full advantage of the views to the front, feature vacant fire and complimentary surround, ample dining space, windows to the rear looking out onto the garden, beamed ceiling, and doorway through to:

#### Sitting Room

5.67m x 5.4m (18' 7" x 17' 9") a large sitting room with impressive views to the front, feature fire and matching hearth. Eye catching beamed ceiling.

#### Home Office

2.97m x 3m (9' 9" x 9' 10") could be used for a multitude of purposes and has a double glazed window to the rear and a radiator.

#### Breakfast Kitchen

4.62m x 6.94m (15' 2" x 22' 9") a comprehensive range of fitted wall and base units that boast a marble working surface incorporating a one and a half bowl sink and drainer. There is an 'Esse' stove, as well as an integrated fridge and freezer, and dishwasher. Upvc double glazed windows to the front and rear, beamed ceiling and breakfast table space. Doorway through to:

#### Utility Room

5.4m x 1.76m (17' 9" x 5' 9") having a range of units to match the kitchen and having a block edged working surface housing a range of appliances including a fridge/freezer, dishwasher, tumble dryer and washing machine. Upvc double glazed window to the rear, door leading to outside and access to the garage and downstairs W/C.

#### Downstairs W/C

made up of a two piece suite comprising of a low level W/C and wash hand basin.

### First Floor

#### Master Suite

4.32m x 5.68m (14' 2" x 18' 8") a generous main bedroom having Upvc double glazed windows to the front and rear, radiator and having access through to the walk in wardrobe and en-suite.

#### Walk in Wardrobe

2.16m x 4.06m (7' 1" x 13' 4") having a range of built in wardrobes and drawers offering ample storage space, and having a Upvc double glazed window to the front.

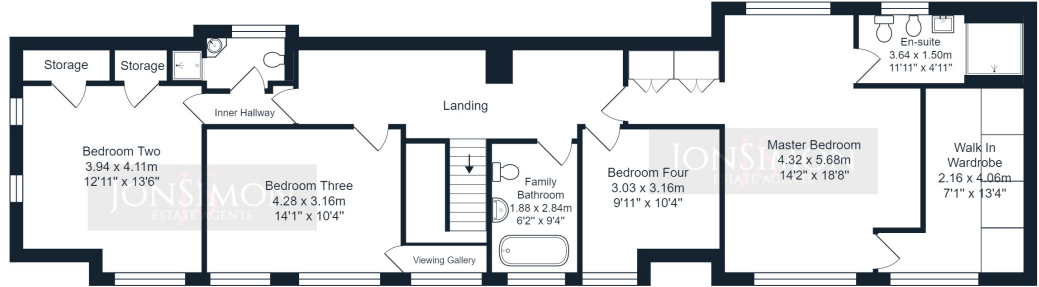
#### En-Suite

an eye catching four piece suite comprising of a low level W/C, wash basin, bidet and walk in shower. Ladder towel rail and beautifully tiled to compliment. Upvc double glazed window to the rear.

#### Bedroom Two

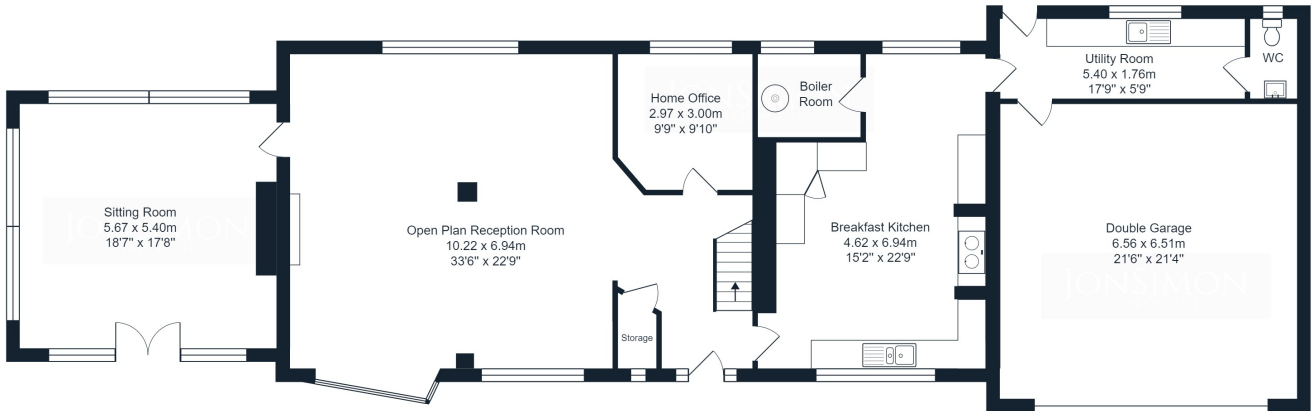


# FLOORPLAN & EPC



FIRST FLOOR

**JONSIMON**  
ESTATE AGENTS  
Burnley Road, Cliviger



GROUND FLOOR

Total Area: 309.4 m<sup>2</sup> ... 3331 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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