Keenans











Rochester Drive, Burnley, BB10 2BH

£315,000

AN EXQUISITE FOUR BEDROOM DETACHED HOME IN THE HEART OF BURNLEY

Welcome to this stunning four-bedroom detached family home located on Rochester Drive in Burnley. This property is a true gem, offering a perfect blend of modern living and comfort, making it an ideal choice for families seeking a welcoming environment.

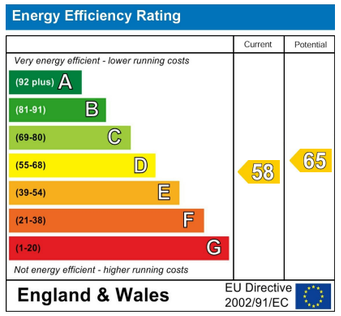
At the rear of the property you will find a bright and airy conservatory that fills the home with natural light, creating a warm and inviting atmosphere. The contemporary fitted kitchen is equipped with high-end appliances, making it a delight for any home chef. The spacious kitchen diner is perfect for family meals and entertaining guests.

The property boasts a generous sized reception room, providing ample space for relaxation and socialising. Featuring modern fixtures and fittings, ensuring a stylish yet comfortable setting for family gatherings.

Upstairs, you will find four well-proportioned bedrooms, including a large master bedroom with an en-suite shower room, offering a private retreat for parents. The family bathroom is conveniently located to serve the other bedrooms.

Outside, the lovely garden is a low-maintenance oasis, complete with a charming summer house which offers a wonderful private retreat, providing a versatile and inviting space away from the main residence. Perfect for relaxing, entertaining, working from home or enjoying a little quiet time, it is a fantastic addition to the property and further enhances the appeal of the garden. This garden space is ideal for children to play or for hosting summer barbecues.

This home is ready to move into, making it a fantastic opportunity for those looking to settle in Burnley. With its modern features and family-friendly layout, this property truly represents the heart of a home. Don't miss the chance to make this beautiful house your new family haven.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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4 2 2 D

- Four Well Proportioned Bedrooms
- Main Bedroom With En-Suite Shower Room
- Off Road Parking
- Tenure - Freehold
- Spacious Contemporary Kitchen Diner
- Low Maintenance Garden With Summer House
- EPC Rating - D
- Bright And Airy Conservatory
- Ready To Move Straight Into
- Council Tax Band - C

Ground Floor

Entrance
UPVC double glazed frosted door to porch.

Porch
5'11 x 2'11 (1.80m x 0.89m)

UPVC double glazed frosted window, central heating radiator, spotlights, door to reception room.

Reception Room
14'10 x 14'9 (4.52m x 4.50m)

UPVC double glazed bay window, central heating radiator, electric wall mounted fire, coving, double sliding doors to kitchen diner, stairs to first floor, understairs storage.

Kitchen Diner
22'4 x 9'6 (6.81m x 2.90m)

UPVC double glazed window, upright central heating radiator, television point, glossed wall and base units with marble surfaces, sink and drainer ridges with mixer tap, Hotpoint four ring induction hob, double Hotpoint oven, microwave, integrated fridge freezer, integrated washing machine, integrated dishwasher, spotlights, tiled flooring, double doors to conservatory, UPVC double glazed door to rear, door to utility room.

Conservatory
8'4 x 7'10 (2.54m x 2.39m)

Surrounding UPVC double glazed windows, polycarbonate roof, two UPVC double glazed doors to rear.

Utility Room
12'4 x 7'6 (3.76m x 2.29m)

Glossed wall and base units with wood effect surfaces, plumbing for a dryer, space for fridge freezer, wood effect lino flooring, UPVC double glazed French doors to front.

First Floor

Landing
10'9 x 6'11 (3.28m x 2.11m)

Loft access, smoke alarm, central heating radiator, doors to four bedrooms, bathroom and storage.

Bedroom One
15'3 x 11'2 (4.65m x 3.40m)

Two UPVC double glazed windows, central heating radiator, door to en suite.

En Suite
8'2 x 3'4 (2.49m x 1.02m)

UPVC double glazed window, chrome heated towel rail, dual flush WC, vanity top wash basin with mixer tap, enclosed direct feed rainfall shower and rinse head, spotlights, partial tiled elevations, tiled flooring.

Bedroom Two
14'6 x 10'6 (4.42m x 3.20m)

UPVC double glazed window, central heating radiator, part mezzanine flooring, beams.

Bedroom Three
9'6 x 8'10 (2.90m x 2.69m)

UPVC double glazed window, central heating radiator.

Bedroom Four
10'6 x 7'7 (3.20m x 2.31m)

UPVC double glazed window, central heating radiator, part mezzanine flooring, beams.

Bathroom
6'4 x 5'7 (1.93m x 1.70m)

UPVC double glazed frosted window, chrome heated towel rail, dual flush WC, vanity top wash basin with waterfall mixer tap, panelled bath with waterfall mixer tap and a direct feed shower, tiled elevations and tiled flooring.

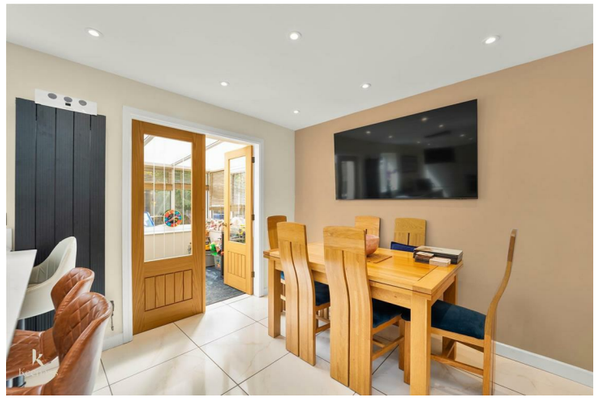
External

Rear
Enclosed, Indian stone paving, artificial grass, bedding areas, mature shrubbery, stone chippings, pergola, summer house.

Summer House
17'4 x 7'10 (5.28m x 2.39m)

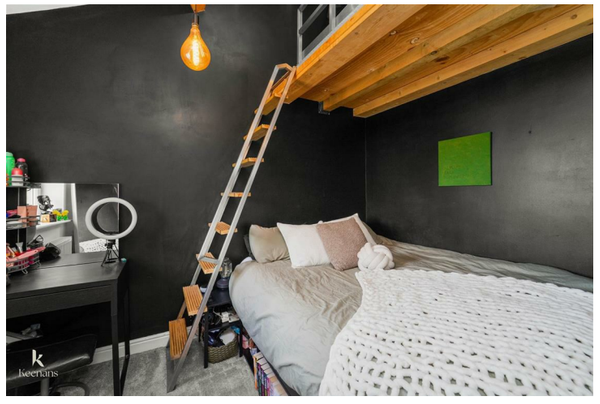
UPVC double glazed window, smoke alarm, wood effect laminate flooring, UPVC double glazed French door to rear.

Front
Indian stone paving, driveway, garage.








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