



14 Pennine Grove
Huntroyde, Padiham



Pendle Hill
Properties
estate and letting agents

14 Pennine Grove Huntroyde

An impressive immaculately presented five-bedroom detached property in the highly sought-after location of Huntroyde, Padiham.

The property has been extended and upgraded by the current owners, incorporating high specification fixtures and fittings throughout to create a stunning family home.

Briefly comprising, welcoming entrance hall, lounge, dining room, impressive open plan family room incorporating kitchen, breakfast room and lounge area, utility room, cloakroom, and downstairs WC on the ground floor, along with an impressive master bedroom with en suite shower room and dressing room, three further double bedrooms and a single bedroom and spacious family bathroom on the first floor.

Externally the property boasts, an extensive gated private drive and double garage along with private, landscaped garden with spacious lawn, and impressive patio area.

Offers in the region of: £650,000



ENTRANCE HALL

Double Rock doors with a glazed side panels open in to the impressive, welcoming hallway which allows open access to the ground floor accommodation, briefly comprises, radiator, luxury TLC Massimo plank flooring, and ceiling light point.

DOWNSTAIRS WC

The downstairs WC with UPVC double glazed window, briefly comprises, vanity unit housing the ceramic wash hand basin with brass mixer tap, low level WC, radiator, luxury TLC Massimo plank flooring, and chrome ceiling spotlights.

FAMILY ROOM

An impressive family room at the heart of the ground floor living accommodation, allowing space for casual dining and relaxing, with two UPVC double glazed windows and Aluminium double glazed bi fold doors with internal blinds and sun canopy, allowing open access to the stunning patio areas and garden, combining open plan kitchen, and lounge area, the whole room is laid with luxury TLC Massimo plank flooring and briefly comprises, fully fitted high quality white gloss kitchen with a range of base and wall mounted units with plinth feature lighting and heaters and complementary laminate work surfaces, a generously proportioned kitchen island/breakfast bar with Gold Calatta Quartz work surface, black glass sink with drainer and Reginox instant hot water chrome mixer tap, integrated appliances, comprising Indesit electric oven and grill, Whirlpool induction hob and overhead extractor, Ignis dishwasher and Zenith fridge freezer, four radiators, two wall light point and five ceiling light points. The kitchen benefits from three built in storage cupboards and allows access to the first-floor staircase.

CLOAKROOM

Accessed from the family room, the cloakroom briefly comprises, storage shelves, TLC Massimo plank flooring, radiator, and ceiling light point.

UTILITY ROOM

The utility room with two UPVC double glazed windows, briefly comprises, a range of base units with complementary laminate work surfaces, Lamona sink with chrome mixer tap, built in storage cupboard housing the properties newly installed Worcester combination boiler, luxury TLC Massimo plank flooring, space and plumbing for a washing machine and tumble dryer, and ceiling light point.

DINING ROOM

The attractive dining with UPVC French doors allowing access into the garden along with two UPVC double glazed windows, briefly comprises, luxury TLC Massimo plank flooring, radiator, chrome spotlights and ceiling light point. The dining room allows access into the lounge via double Oak doors and also access into the utility room.

LOUNGE

An impressive light filled lounge with UPVC double glazed sliding doors allowing access out to the front of the property, along with large floor to ceiling corner window, briefly comprises, wall mounted electric two UPVC double glazed windows overlooking the side of the property, carpeted flooring, radiator, and ceiling light point.

DINING ROOM

A formal dining area with balustrade first floor staircase, briefly comprises, carpeted flooring, under stairs storage cupboard, radiator, and ceiling light point. The dining room allows access to the first-floor staircase and open access into the impressive family room.

FIRST FLOOR LANDING

The first-floor landing with feature ornate wrought Iron staircase allows access to the first-floor accommodation, briefly comprises, two built in storage cupboards, one housing the properties Prostel unvented hot water system, two loft access hatches, two radiators and two ceiling light points.

MASTER BEDROOM WITH EN SUITE SHOWER ROOM AND DRESSING ROOM

An impressive, generously proportioned sized master bedroom two UPVC double glazed windows and two floor to ceiling UPVC double glazed windows overlooking the front of the property with far reaching views of Winter Hill, briefly comprising, carpeted flooring, two radiators, two wall light point, ceiling light point, and chrome ceiling spotlights.

The dressing room with UPVC double glazed window overlooking the attractive rear garden, briefly comprising, fitted open wardrobes and drawers, carpeted flooring, radiator, and ceiling light point.

The spacious En-Suite bathroom with UPVC double glazed frosted window, briefly comprising, double corner shower enclosure with chrome thermostatic shower, pedestal sink with chrome mixer tap, low level WC, porcelain walls tiles, luxury TLC Massimo plank flooring, chrome towel warmer, and chrome ceiling spotlights.

BEDROOM TWO

A spacious double bedroom with UPVC double glazed window overlooking the front of the property, briefly comprising, carpeted flooring, radiator, and two ceiling light points.

BEDROOM THREE

A spacious double bedroom with UPVC double glazed window overlooking the front of the property, briefly comprising, carpeted flooring, radiator, and ceiling light point.

BEDROOM FOUR

Another spacious double bedroom with UPVC double glazed window overlooking the front of the property, briefly comprising, carpeted flooring, radiator, and chrome ceiling spotlights.

BEDROOM FIVE

A single bedroom with UPVC double glazed window overlooking the rear of the property, briefly comprising, laminate flooring, radiator, and chrome ceiling spotlights.

FAMILY BATHROOM

A spacious light filled family bathroom with two UPVC double glazed windows and under floor heating, briefly comprising, large corner bath with chrome mixer tap, integrated bathroom TV, impressive, large walk in shower enclosure with chrome thermostatic shower with oversized rainfall shower head, black gloss vanity unit housing the ceramic sink with chrome waterfall mixer tap, low level WC, wall mounted black gloss storage cabinet, chrome towel warmer, ceramic wall tiles, high gloss black sparkle floor tiles, and chrome ceiling spotlights.

EXTERNAL

Externally the property boasts, an extensive private tarmac drive with Aluminium Steel grey electric gates providing parking for multiple vehicles and double garage with electric door, along with an enclosed private rear garden, with feature lighting, spacious lawn, and mature planting, including cherry, damson, plum and apple trees, framed with a Danish blue brick wall and an impressive spacious patio area laid with blue flagstones. There is a brick built shed and delightful tree house and pond.

ADDITIONAL INFORMATION

The current owners have installed 3 heated kennels in the garage. There is the opportunity to discuss purchase of the internal light fittings and outdoor hot tub.

Worcester combination boiler installed in 2020.

The property has 16 solar panels, with an approximate income of £1900.



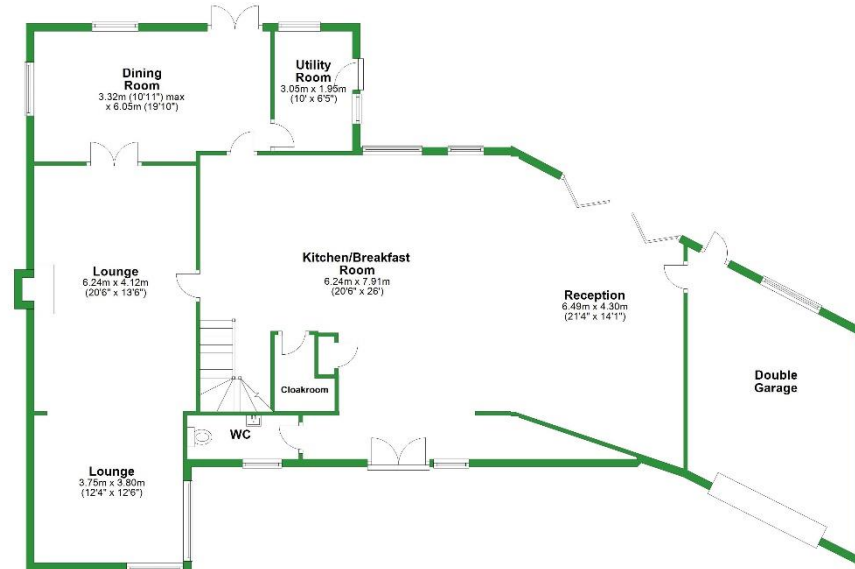






Ground Floor

Approx. 103.3 sq. metres (1073.4 sq. feet)

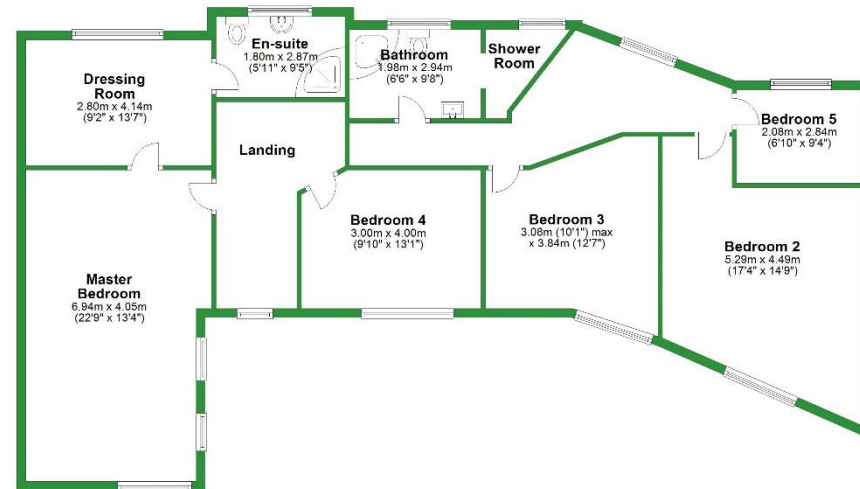


Total area: approx. 315.7 sq. metres (3398.4 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate. Plan produced using PlanIt.

First Floor

Approx. 132.4 sq. metres (1425.0 sq. feet)



Disclaimer: We strongly advise anyone contemplating buying a house to obtain advice on mortgage finance as soon as possible. In this respect we and provide an in house advice service from the owner of Pendle Hill Properties Mr Andrew Turner who operates APT Financial Services LTD at our offices based in Sabden. He is also available to visit you in the comfort of your own home or place of work. **Please note:** These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Pendle Hill Properties has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.