



***1 Hutton Drive***  
*Burnley*



# 1 Hutton Drive

## Burnley

*Occupying a prime corner plot, boasting lovely views of Pendle, a well-presented four-bedroom detached bungalow, located in the popular Ightenhill area of Burnley, close to local amenities and transport links.*

*The property provides generously proportioned flexible living accommodation, creating a stunning family home.*

*Briefly comprising, welcoming entrance hall, spacious lounge, kitchen, conservatory, master bedroom with en-suite shower room, three further bedrooms and bathroom.*

*Externally the property boasts, a spacious block paved drive, allowing off road parking for multiple vehicles, a detached single garage, along with an attractive South facing rear garden, with spacious lawn area with mature planted borders.*

**Offers in the Region of: £295,950**



### ENTRANCE HALL

A UPVC entrance door opens into the welcoming entrance hall, briefly comprising, under-stairs storage cupboard, dado rail, radiator, laminate flooring, and ceiling light point.

### LOUNGE

A spacious light filled lounge with UPVC sliding door allowing access into the conservatory, briefly comprising, Marble fireplace and hearth with living flame gas fire, radiator, dado rail, laminate flooring, ceiling coving, two wall light points, and ceiling light point.

### KITCHEN/DINING ROOM

The kitchen/dining room with UPVC double glazed window overlooking the attractive rear garden, briefly comprising, a range of base and wall mounted units with complementary laminate work surfaces, ceramic tile splashbacks, stainless steel sink with drainer and chrome mixer tap, integrated appliances, comprising Hoover electric oven, Neb five ring induction hob, stainless steel overhead extractor, Beko dishwasher, space and plumbing for a washing machine, space for a large freestanding fridge freezer, ceramic floor tiles, and two ceiling light points.

### CONSERVATORY

A spacious conservatory with French doors allowing access out into the attractive rear garden, briefly comprising, radiator, laminate flooring, radiator, and white spotlights.

### MASTER BEDROOM WITH EN SUITE

A spacious master bedroom with UPVC double glazed window overlooking the conservatory, briefly comprising, radiator, carpeted flooring, ceiling coving, and ceiling light point.

The en-suite shower room with UPVC double glazed frosted window, briefly comprises, double shower enclosure with chrome thermostatic shower with oversized rainfall head, pedestal sink with chrome

mixer tap, ceramic wall tiles, chrome towel warmer, ceramic floor tiles, and chrome ceiling spotlights.

### BEDROOM TWO

Assessed from the kitchen a double bedroom with two UPVC double glazed windows overlooking the front and side of the property, briefly comprising, built in storage cupboard housing the properties newly installed Baxi combination boiler, radiator, carpeted flooring, ceiling coving and ceiling light point.

A UPVC part glazed door allows access out to the side of the property.

### BEDROOM THREE

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

### BEDROOM FOUR

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

### BATHROOM

A spacious bathroom with UPVC double glazed frosted window, briefly comprising, freestanding modern bath with chrome feet and chrome mixer tap with shower attachment, pedestal sink with chrome mixer tap, low level WC, ceramic wall tiles, chrome towel warmer, ceramic floor tiles, and chrome ceiling spotlights.

### EXTERNAL

Externally the property boasts, a spacious block paved drive, allowing off road parking for multiple vehicles, a detached single garage, along with an attractive South facing rear garden, with spacious lawn area with mature planted borders.

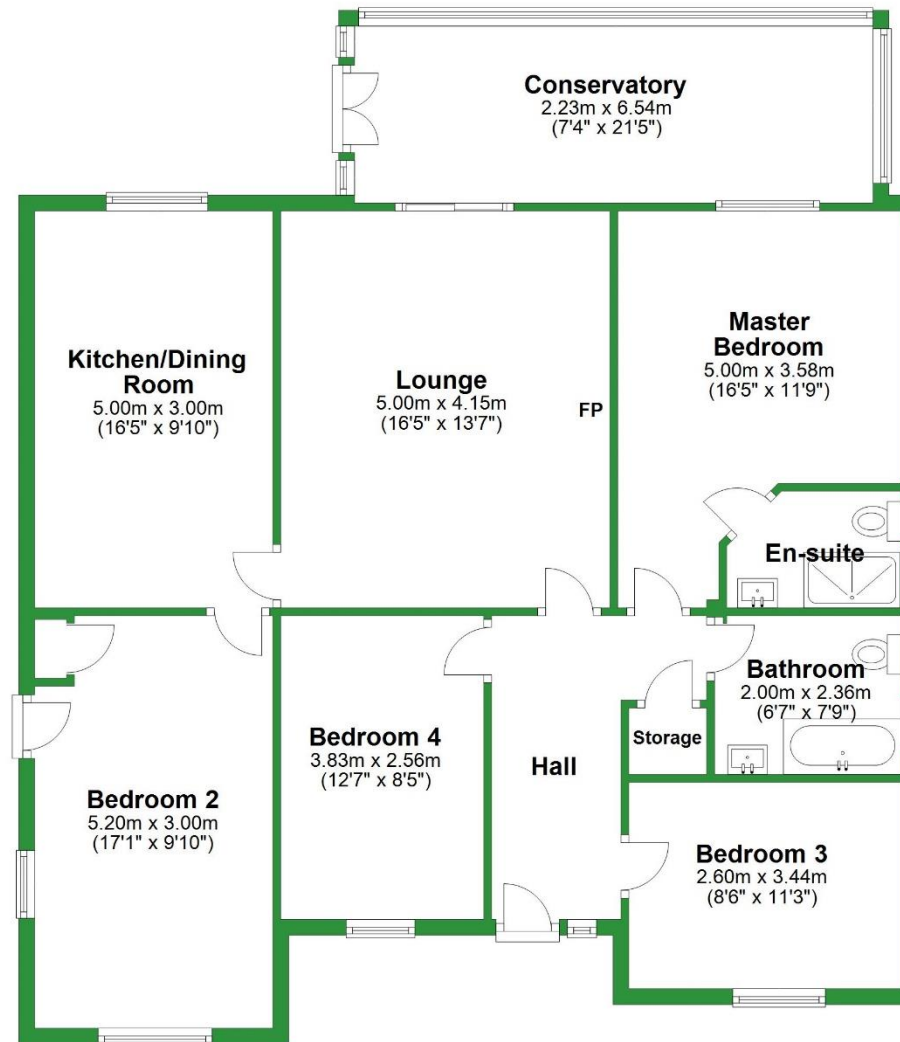






## Ground Floor

Approx. 118.4 sq. metres (1274.9 sq. feet)



Total area: approx. 118.4 sq. metres (1274.9 sq. feet)

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



**Disclaimer:** We strongly advise anyone contemplating buying a house to obtain advice on mortgage finance as soon as possible. In this respect we 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.

P595 Printed by Ravensworth 01670 713330