



The Hawthornes, Briercliffe, Burnley, Lancashire

£220,000

This is an exceptionally spacious and well presented family home, newly built and hidden away in a quiet and exclusive cul de sac in the highly desirable area of Briercliffe. An attractively designed and somewhat imposing semi detached property, this home provides impressive four or five bedroomed accomodation together with a stylish and well presented interior, gas central heating and full uPVC double glazing.

Accomodation on offer includes two spacious reception rooms, four generous bedrooms, two family bathrooms, an ensuite, two storage rooms with potential to create a fifth bedroom, stunning kitchen diner, a delightful conservatory, garage and gardens.

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Ground Floor

ENTRANCE HALL

A uPVC door leads into the entrance hall which provides access to the ground floor rooms and stairs to the first floor. To the ceiling is decorative coving and the flooring is rustic oak effect wood flooring. There is a radiator, multiple power points, telephone point and controls for the central heating thermostat.

CLOAKROOM

A convenient cloakroom with wall mounted wash basin, low level wc, tiled floor and splashback wall tiling.

LOUNGE / DINING ROOM 4.67m x 3.3m (15'4" x 10'10")

A generously proportioned ground floor reception room that is stylish and well appointed. It features decorative coving to the ceiling, wood flooring and has an imposing double glazed bay window to the front aspect. There is also a radiator, television point and multiple power points.

KITCHEN DINER 5.33m (Max) x 3.45m (Max) (17'6" (Max) x 11'4" (Max))

A fantastic L-shaped kitchen that is both elegant and contemporary. The working area of the kitchen is fitted with a range of wall and base units with a cream gloss finish and complementary block work surfaces, accompanied by matching tiling and a multitude of power points. Fitted into the units are a five ring gas hob, chimney hood extractor and double electric oven and microwave all in a brushed chrome finish together with a one and a half bowl sink and drainer unit. integrated fridge, freezer and dishwasher. There are hidden extras too such as large pan drawers and under unit lighting. Recess ceiling spotlights provide light, the floor is laid with ceramic tiles and to the rear elevation is a double glazed window, wooden french doors into the conservatory and to the side of the kitchen, access door to the utility. Television point.

CONSERVATORY 3.96m x 2.67m (13'0" x 8'9")

A cool and spacious conservatory which is glazed to two sides and offers french doors out into the garden. There is also a radiator, sky tv, telephone point, power points and wood flooring.

UTILITY 3m x 1.6m (9'10" x 5'3")

A large and well equipped utility room that is fitted with matching base units to those in the kitchen. It features a one and a half bowl sink and drainer, integrated washer and separate dryer, extractor fan, power points, radiator, access to the garage and a upvc door to the garden.

GARAGE 4.65m x 3.02m (15'3" x 9'11")

A single garage with power and light.

First Floor

FIRST FLOOR LANDING

Provides access to first floor rooms and stairs to the second floor. Power points.

FAMILY LIVING ROOM 5.82m x 3m (19'1" x 9'10")

The first floor lounge is a wide and spacious sitting room, equipped with multiple power points for tv, dvd, video games etc. Decorated in neutral tones, the room has a very contemporary feel and features ceiling coving, radiator and a double glazed window at each end of the room allowing sunlight in from both sides of the house. Telephone point.

BATHROOM 1

A terrific family bathroom which is beautifully presented and boasting some hidden extras! The room is fitted with a three piece white suite consisting of low level wc, pedestal hand basin and an oversized spa bath with modern chrome taps and a integrated chrome shower. The walls are fully tiled and there is a frosted double glazed window to the rear aspect. Shaver point and extractor fan. Chrome heated towel rail.

BEDROOM 1 4.45m x 3.1m (14'7" x 10'2")

An impressive contemporary master bedroom. To the front elevation is a large square bay window that adds valuable floor space as well as allowing the light in. Other features include decorative coving to the ceiling, multiple power points, television point a radiator and access to the ensuite.

ENSUITE

A generous ensuite shower room fitted with a three piece suite comprising of low level wc, wash basin vanity unit and walk in shower cubicle, fitted with an impressive body jet power shower. There is splashback tiling, a chrome heated towel rail and a double glazed window to the front elevation. Shaver point and extractor fan.

BEDROOM 2 3.71m x 2.87m (12'2" x 9'5")

A delightful double bedroom occupying an enviable position to the rear of the house, offering open views through it's double glazed window. There are also multiple power points, decorative ceiling coving and a radiator. Television point.

Second Floor**SECOND FLOOR LANDING**

Above the central staircase is a velux window which, when the sun is shining, illuminates the second floor landing. This area offers access to all second floor rooms and the loft which is boarded and has ample power points.

BEDROOM 3 5.33m x 3.66m (17'6" x 12'0")

A well presented L-shaped double bedroom which is light and airy thanks to two sizeable velux windows. The modern touches include recess spotlights and multiple powerpoints and the room also has a radiator, telephone and tv points.

BEDROOM 4 5.33m x 3.66m (narrowing to 10 Feet 2 Inches) (17'6" x 12'0" (narrowing to 10 Feet 2 Inches))

A generous double bedroom that has again been presented to a high standard. Features of the room include recess spotlights and wall lighting, radiator, powerpoints, television point and a velux window that offers views across Harle Syke and the surrounding area.

STORE 1 3m x 1.52m (9'10" x 5'0")

One of two useful store rooms, this one houses the central heating boiler and cistern tank. There is wall lighting and powerpoints should you wish to further expand the rooms use.

STORE 2/BEDROOM 5 3m x 1.52m (9'10" x 5'0")

This room could lend itself to a range of uses including a childs playroom or office. Currently used for storage it does have powerpoints and wall lights.

BATHROOM 2 2.51m x 1.73m (8'3" x 5'8")

A well appointed family bathroom, fitted with a three piece white suite comprising of low level wc, pedestal wash basin and p-shaped panelled bath with overhead shower and glass screen. The bathroom is tiled to walls and floor and to the ceiling are recess spotlights. Shaver point and extractor fan.

Exterior

This is an extremely well appointed plot, with the front garden laid to lawn with accompanying driveway for multiple vehicles leading to an integral single garage. To the side of the property is an access walkway and to the rear, flagged walkways and tall fencing surround a lawned garden with newly laid York flagstone patio with two further decked areas with inset floor lighting.



Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		1	1
England, Wales & N.Ireland Directive 2002/91/EC			

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		1	1
England, Wales & N.Ireland Directive 2002/91/EC			

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.