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SELECT

**Briar Hill**

**Wheatley Lane Road, Fence**

**Outstanding detached true bungalow**

**Offers around £680,000 – No onward chain**



- Impressive private location in village
- Superb open plan accom. & 2 receps
- Established gardens with rear views
- 4 dble bedrooms – 3 en-suites
- Deluxe bathroom & b/fast kitchen
- Dble garage, drive; deceptive plot

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# 471 WHEATLEY LANE ROAD FENCE BB12 9ED

This beautiful imposing detached true bungalow is located in the highly sought after village of Fence set close by to fantastic rural countryside and with stunning rear views. The individuality that this bungalow offers is incorporated with many features and various modern luxuries including under floor heating throughout, solid oak flooring and doors. This family sized property is superbly arranged and has been completely renovated by its current owners in recent years to provide sumptuous accommodation of fantastic quality throughout providing a sizeable fitted breakfast kitchen and utility, two generous reception rooms and a fabulous open plan central reception hallway with living and dining area and feature cast iron stove. The rear of the property is flooded with light and the two larger bedrooms enjoy French doors leading out to the garden. In total there are four flexible double bedrooms, three boast en-suites with extensive wardrobes and storage and there is a luxurious four piece family bathroom.

Externally Briar Hill lies on an individual plot in the heart of the village yet discreetly tucked away and accessed from a private driveway. There is ample parking which leads to an attached double garage and established surrounding private lawned gardens with stone pathways and a large raised patio area. Fence is within good commuting distance of Burnley, Barrowford and Clitheroe and is close to the M65 motorway. Viewing is essential to fully appreciate this truly delightful home.

**LOCATION:** Travelling along Wheatley Lane Road from the Barrowford direction, continue straight on through the village, just after passing the church and immediately after the primary school, take a left turn through the gate and into the private drive for the property, which can be identified by our 'For Sale' board.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**ENTRANCE:** Through solid wood front door with glazed surround into open reception area, alarm control panel, intercom phone entry system.

**STUNNING OPEN PLAN LIVING DINING AREA:** 6.2m x 3.9m (21'1" x 12'8"); solid oak wooden flooring with underfloor heating, 2 x Velux windows, recessed spotlighting, feature exposed brick deep hearth housing cast iron gas stove with exposed flue, built-in storage cupboard also housing manifold pipe work for underfloor heating. **RAISED LIVING AREA:** (9'11" x 9'9"); with built-in window seating and shelving, integral blinds, private outlooks over front and side garden areas, solid oak floor to ceiling vertical sliding shutters leading through to:



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**BREAKFAST KITCHEN:** 4.2m x 3.9m (13'11" x 12'10"); spacious open area with an attractive modern range of cream fitted wall and base units and arrangement of deep pan drawers with complementary laminate working surfaces, tiled splashback, ceramic Belfast sink with chrome mixer tap, integrated stainless steel Neff eye level electric double oven, built-in Kingswood combination microwave oven, integrated dishwasher, Belling induction 4-ring hob with stainless steel extractor filter canopy over, television point, telephone point, recessed spotlighting, laminate breakfast bar, slate tiled flooring with underfloor heating.

**UTILITY ROOM:** 3.5m x 2.7m (11'6" x 8'9"); generously sized with a modern range of cream wall and base units with complementary laminate working surfaces, single stainless steel sink drainer unit with mixer tap, plumbing for washing machine, vented for tumble dryer, recessed spotlighting, windows to the front and side elevations with integral blinds, tiled splashback, slate tiled flooring, glazed PVC external door to side garden area.

**LOUNGE:** 7.9m x 5.6m (25'8" x 18'5" max); fantastic light and airy space with impressive limestone fireplace surround and hearth with exposed brick insert housing coal effect Living Flame gas fire, built-in cupboard to alcove area, television point, telephone point, solid oak door, oak flooring with underfloor heating, part-fitted carpets, feature bay window, PVC French doors leading out to patio area with lovely open aspects across the rear garden and adjoining countryside, vertical wooden blinds, recessed spotlighting, wall light points.

**SITTING ROOM/GAMES ROOM:** 4.5m x 3.5m (14'10" x 11'6"); with solid oak door, oak flooring with underfloor heating, television point, telephone point, integral vertical wood blinds, recessed spotlighting, fantastic outlooks over rear garden and beyond.

**INNER HALL:** Oak wooden flooring with underfloor heating, 2 x Velux windows, recessed spotlighting.

**BEDROOM ONE (rear):** 6.3m x 3.6m (20'9" x 11'9"); with solid oak door, oak flooring with underfloor heating, wall light points, television point, telephone point, large PVC French doors with glazed surround and fitted vertical blinds leading out to garden and patio area, beautiful outlooks. Open to: **DRESSING ROOM AREA:** (11'2" max x 7'9"); with solid oak flooring, underfloor heating, an arrangement of modern fitted wardrobes with hanging space, shelving and sliding mirrored doors, recessed spotlighting.

**EN-SUITE BATHROOM:** 3.5m x 2.6m (11'4" x 8'7"); sizeable modern 4-piece white suite comprising sunken Jacuzzi bath with tiled surround, central waterfall style tap and additional handheld shower tap fitment, walk-in wet room style shower enclosure with tiled inner and flooring, thermostatically controlled shower with large fixed rain shower head, fixed glazed screen, low suite w.c. with push button flush, circular glass bowl with waterfall style mixer tap set on a large laminate surface surround and inset wall mirror, shaver point, recessed spotlighting, tiled walls, tiled flooring with underfloor heating, built-in shelving to alcove area, chrome ladder style radiator, solid oak door, fitted vertical blinds.



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**BEDROOM TWO (rear):** 4.6m x 4.3m (14'11" x 14'0" including wardrobes); solid oak door and oak flooring with underfloor heating, modern built-in wardrobes with hanging space and shelving, sliding mirrored doors, wall light points, television point, telephone point, recessed spot lighting, large PVC glazed French doors leading out to garden and patio area, fitted vertical blinds, excellent elevated views.

**EN-SUITE SHOWER ROOM:** Modern 3-pce white suite comprising low suite w.c., corner shower enclosure with electric shower and sliding doors, ceramic vanity washbasin with chrome mixer tap, laminate surface surround and built-in cupboards under, chrome ladder style radiator, tiled walls, tiled flooring, underfloor heating, extractor fan, shaver point, wall light points, recessed spot lighting.

**BEDROOM THREE (front):** 4.6m x 3.6m (15'2" x 11'9"); with solid oak door, oak flooring with underfloor heating, full wall of fitted wardrobes with hanging and shelving space with mirrored doors, television point, telephone point, fitted vertical blinds, loft access, private outlooks over front garden.

**EN-SUITE SHOWER ROOM:** Modern 3-pce white suite comprising double walk-in shower enclosure with electric shower and sliding doors, low suite w.c. with push button flush, pedestal washbasin with mixer tap, tiled walls, tiled flooring with underfloor heating, extractor fan, chrome ladder style radiator, recessed spot lighting, shaver point.

**BEDROOM FOUR (front):** 3.5m x 2.8m (11'4" x 9'3" including wardrobes); modern fitted wardrobes to one wall with mirrored doors, solid oak door, oak flooring, under floor heating, fitted vertical blinds.

**BATHROOM:** 2.6m x 2.5m (8'6" x 8'4"); luxurious sizeable 4-pce modern white suite comprising Jacuzzi bath with central mixer tap, handheld shower tap fitment, low suite w.c. with push button flush, pedestal washbasin with mixer tap, walk-in wet room style shower enclosure with fixed screen and thermostatically controlled shower, chrome ladder style radiator, shaver point, extractor fan, recessed spot lighting, fitted vertical blinds, Travertine tiled walls and flooring with underfloor heating, loft access.

**GARAGE:** 5.5m x 5.3m (17'11" x 17'6"); Internal personal door off inner hallway, electric up and over door, power and lighting, built-in storage cupboard, side personal external wooden door, wall-mounted Vaillant central heating boiler, underfloor heating manifold pipe work, water tank, wall-mounted gas and electric meters and consumer unit, cold water tap.

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**OUTSIDE:** Set in surrounding established mature gardens, there is an extensive driveway with gated intercom entrance which leads to the property providing ample private parking which leads to the attached **DOUBLE GARAGE**. There are lawned front and side gardens with mature boundary hedging. Side gates and pathways lead through to a delightful well landscaped south facing rear garden, superbly sized with a generous lawned area with mature trees, planted borders and stone pathways with a rear stone wall, fencing and boundary hedging. There are steps up leading to an outstanding elevated stone cobbled patio with external lighting, power points and retractable awnings and a wrought iron and timber balustrade surround which enjoys beautiful views across neighbouring fields and countryside.

**HEATING:** Gas fired hot water heating system with underfloor heating complemented by sealed unit double glazing in PVC frames.

**SERVICES:** Mains water, gas, electricity and drainage are connected.

**VIEWING:** By appointment with our office.

**ENERGY PERFORMANCE:** The energy rating is D.

**TENURE:** Freehold. **COUNCIL TAX:** Band G.



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