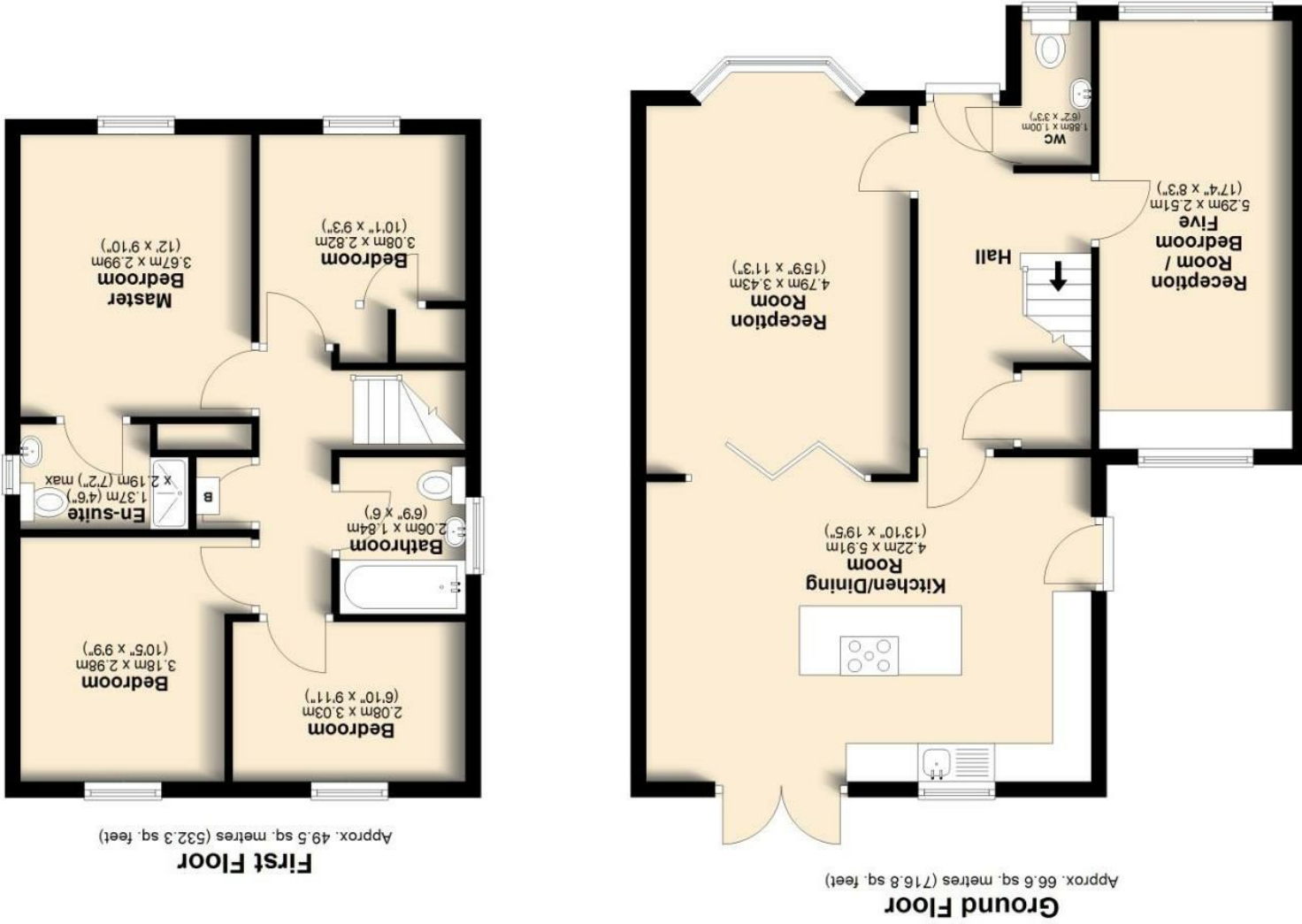




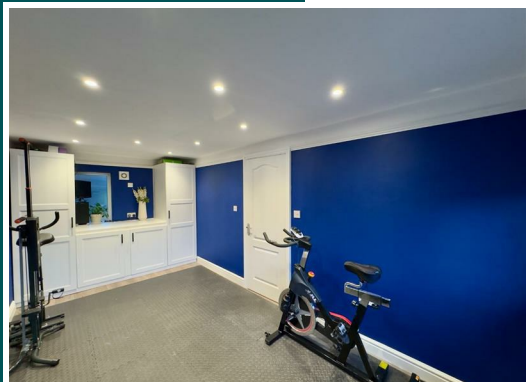
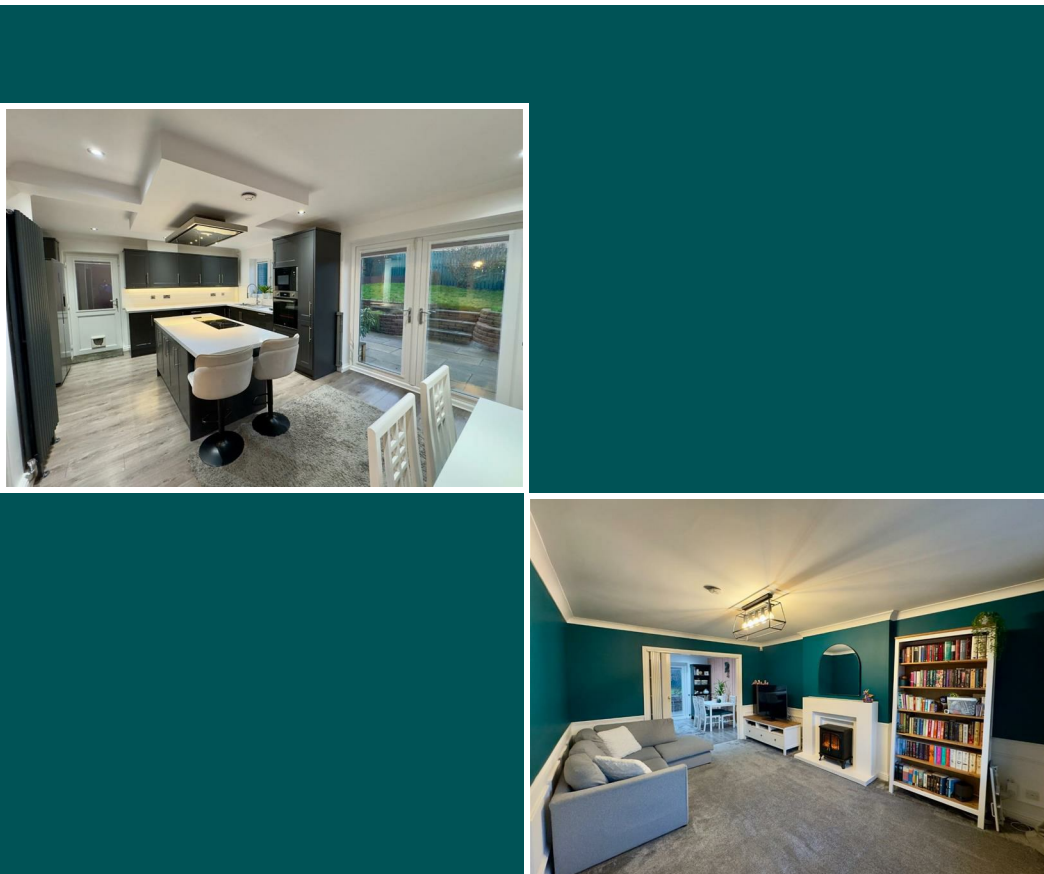
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Wellfield Drive, Burnley

Total area: approx. 116.0 sq. metres (1249.1 sq. feet)
 All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
 Plan produced using PlanUp.



Offers Over £339,950



192 Wellfield Drive

**Burnley
 BB12 0JD**



Council Tax Band: D



Petty Real Estate Agents are delighted to present to the market this beautifully renovated four-bedroom detached family home, situated within the heart of the highly sought-after Ightenhill area of Burnley. Offering spacious and versatile living accommodation throughout, this superb home is perfectly suited to growing families and has been extensively improved and meticulously maintained by the current owners since purchase.

The property benefits from off-road parking to the front alongside attractive garden areas, whilst to the rear is a generous wrap-around landscaped garden featuring a patio seating area directly outside the property and an elevated lawn beyond, creating the perfect space for both entertaining and family enjoyment. In addition, the property offers excellent potential for further extension or development, subject to the relevant planning permissions.

Internally, the home has undergone significant renovation works throughout, including a garage conversion creating an additional bedroom/reception room, a stylish new family bathroom, full replastering, artex removal, replacement carpets, a new bay window to the lounge and a new oven. The property has also been exceptionally well maintained with further improvements including replacement radiators, loft insulation, roof repairs, new fencing and much more, allowing any prospective purchaser to move straight in with minimal work required.

Ideally located close to highly regarded local schools, excellent transport links and with easy access to the M65 motorway network, the property is also conveniently positioned just a short 10-minute drive from Burnley town centre.

Property Description

Entering the property through the front door, you are welcomed into the entrance hallway with the convenient downstairs W/C located immediately to the left, measuring 1.00m x 1.88m and comprising a low-level WC and wash basin.

Positioned to the right of the hallway is the main reception room, measuring 3.43m x 4.79m. This spacious and inviting living area benefits from a stunning bay window to the front elevation, allowing an abundance of natural light to flow throughout the room. The space comfortably accommodates a variety of furniture layouts including large sofas, coffee table, media units and additional furnishings, making it an ideal family living space.

The heart of the home is the impressive open-plan kitchen and dining area, measuring 5.91m x 4.22m, which can be accessed from both the hallway and reception room. This exceptional space features fitted worktops along the rear and side walls, complemented by a central island with integrated extractor above. There is designated space for a freestanding American-style fridge freezer, while the dining area to the side provides ample room for a family dining table and chairs. The room further benefits from patio doors opening onto the rear garden, alongside an additional side access door, creating an ideal space for entertaining and modern family living.

Completing the ground floor is a further reception room measuring 2.51m x 5.29m, converted from the original garage. Currently utilised as a home gym and utility area, this versatile room offers excellent flexibility for a variety of uses including a second lounge, playroom, home office or guest accommodation. To the rear of the room is useful storage space along with fitted units housing plumbing for a washing machine and dryer.

To the first floor, the master bedroom is positioned to the front of the property and measures 2.99m x 3.67m. The room offers generous proportions with ample space for a large bed and freestanding furniture, whilst also benefiting from fitted wardrobes and a private three-piece en-suite shower room measuring 2.19m x 1.37m, comprising a walk-in shower, wash basin and WC.

Bedroom three is also situated to the front elevation and measures 2.82m x 3.08m. This well-proportioned room is ideal for a growing child, nursery or alternatively could be utilised as a home office or dressing room.

Located to the rear of the property is the family bathroom, measuring 1.84m x 2.06m and fitted with a modern three-piece suite comprising a bath with overhead shower, wash basin and WC.

Bedroom two, measuring 2.98m x 3.18m, overlooks the rear garden and offers excellent space for a teenager's bedroom or additional double room, with ample room for wardrobes and further furnishings.

Bedroom four measures 3.03m x 2.08m and is currently utilised as a home office. This versatile room can easily accommodate a range of furniture layouts and would also make an ideal child's bedroom, study or hobby room.

View more about this property online....

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