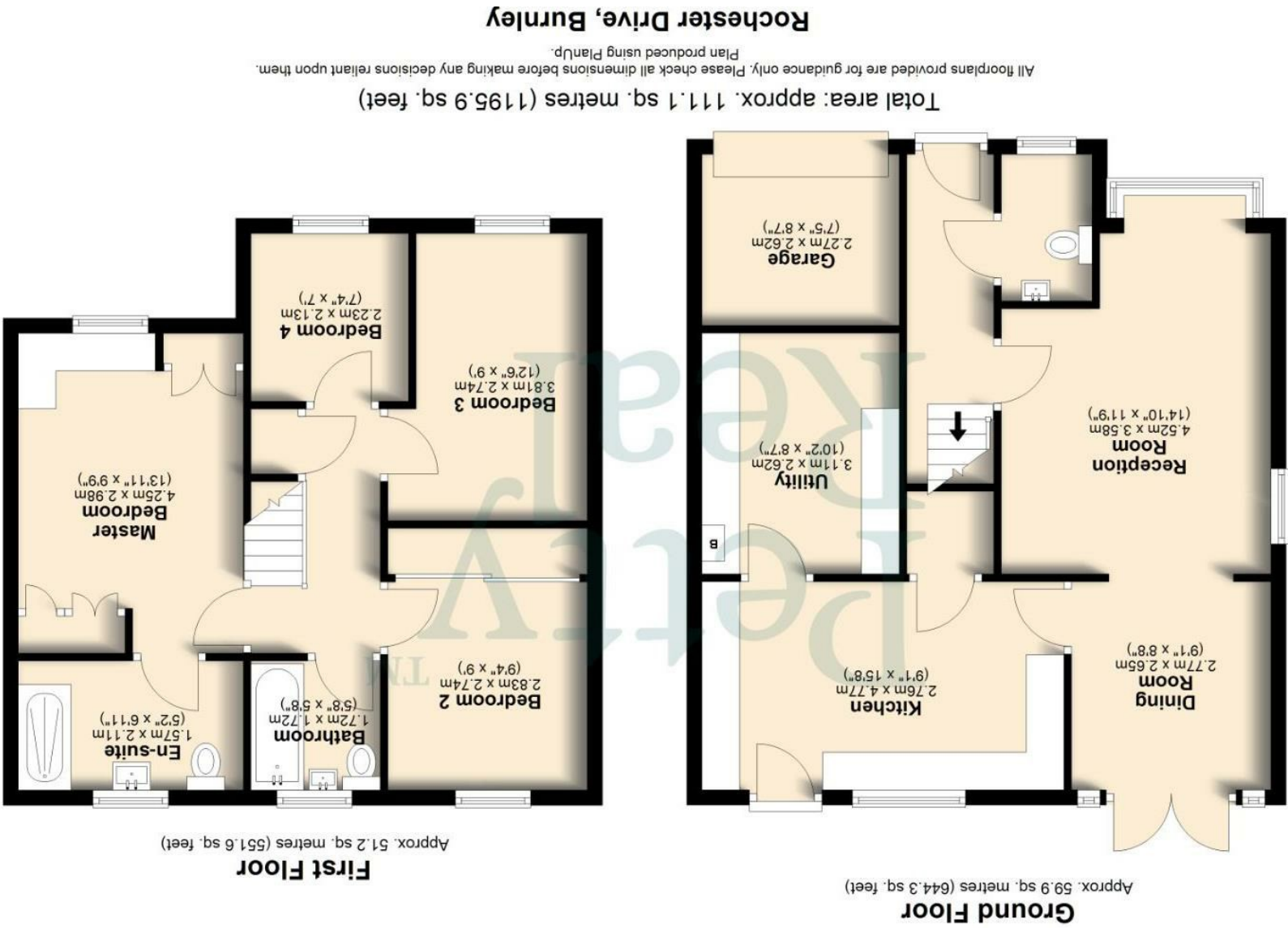


IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.



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Asking Price £319,950



16 Rochester Drive

Burnley
BB10 2BH

4 2 2

Council Tax Band: D



Located on the ever-popular Rochester Drive in Burnley, this impressive four-bedroom detached family home offers spacious and versatile living accommodation, ideal for modern family life. Positioned within a highly sought-after residential location, the property benefits from ample off-road parking to the front and a generous rear garden —perfect for entertaining, family gatherings, or enjoying outdoor living.

Internally, the ground floor offers excellent living space, featuring a substantial reception room flowing through to a dedicated dining area, creating an ideal setting for both everyday living and hosting. The spacious kitchen is well-appointed with generous worktop and storage space, complemented by an under-stairs pantry and a converted utility area, formerly part of the garage, adding further practicality.

To the first floor, the property offers four well-proportioned bedrooms. The principal bedroom benefits from fitted furniture and a stylish three-piece en-suite shower room, while the second bedroom also features fitted wardrobes. A modern three-piece family bathroom serves the remaining bedrooms.

Offering space, functionality, and a fantastic location, this is a superb family home that is certain to attract strong interest. Early viewing is highly recommended.

Property Description

Upon entering this beautifully presented family home, you are welcomed into a bright and well-planned interior designed with modern family living in mind.

The entrance hall provides access to the convenient ground floor cloakroom/WC (1.21m x 1.95m), fitted with a two-piece suite comprising a wash basin and low-level WC.

To the front of the property, the main reception room (3.58m x 4.52m) offers a superbly proportioned living space, flooded with natural light and serving as the perfect setting for both relaxation and entertaining. The room flows seamlessly into the dining area (2.65m x 2.77m), creating an open and sociable layout ideal for family meals, Sunday gatherings, or hosting guests. Patio doors open directly onto the rear garden, effortlessly blending indoor and outdoor living.

The kitchen (4.77m x 2.76m) is thoughtfully designed with generous worktop space and extensive fitted storage, providing both functionality and style. A breakfast bar offers an informal dining option, while doors lead to both the under-stairs pantry and the utility room, adding practicality to everyday living.

The utility room (2.62m x 3.11m) provides additional workspace and storage, with space and plumbing for laundry appliances as well as housing the boiler. This area also enhances the home's overall practicality for busy family life.

To the front of the property, the integral garage (2.62m x 2.27m) offers useful additional storage space.

Ascending to the first floor, the landing gives access to four well-proportioned bedrooms and the family bathroom.

The principal bedroom (2.98m x 4.25m) is a spacious and well-appointed retreat, benefiting from extensive fitted wardrobes and integrated storage solutions. This room is further enhanced by a private en-suite shower room (2.11m x 1.57m), fitted with a three-piece suite comprising a walk-in shower enclosure, wash basin, and low-level WC.

The family bathroom (1.72m x 1.72m) is finished with a modern three-piece suite comprising a panelled bath with shower over, wash basin, and low-level WC.

Bedroom Two (2.74m x 2.83m) is another generously sized double room, ideal for a growing child or teenager, and benefits from fitted wardrobe space.

Bedroom Three (2.74m x 3.81m) is a spacious and versatile bedroom, equally well suited for a child, teenager, or guest accommodation.

Bedroom Four (2.13m x 2.23m) offers flexibility as a nursery, child's bedroom, dressing room, or an excellent home office/study space.

Externally, the property continues to impress with ample off-road parking to the front and a substantial rear garden, providing the perfect setting for outdoor entertaining, family enjoyment, and summer gatherings.

A superb detached family home offering generous living accommodation in a highly sought-after location—early viewing is strongly recommended.

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