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33 Pendle Fields, Fence

Large extended five-bedroom detached house
Offers over £560,000



- Situated on a private corner plot
- Lounge, sitting room and dining room
- Spacious kitchen, study & utility
- Driveway, garage and car port
- Mature south-east facing garden
- 2,695 Sq. ft approx.

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33 PENDLE FIELDS FENCE

Situated on a generous and private corner plot within the extremely popular Pendle Fields development, this substantial extended detached family home offers impressive, versatile accommodation with a bright and modern finish throughout. Originally constructed in 1979, the property benefits from a two-storey extension to the side which greatly enhances the living space and making it ideal for larger or growing families.

The ground floor is arranged around a spacious central hallway which provides access to the majority of rooms. There is a separate sitting room, along with a superb open-plan lounge, dining area and kitchen, creating a sociable and flexible living space. Further ground floor features include a conservatory overlooking the garden, a study, utility room, and a modern two-piece cloakroom.

To the first floor, the property offers five well-proportioned bedrooms. The principal bedroom enjoys the added luxury of a dressing room with fitted wardrobes, leading through to a contemporary en-suite shower room. There is also a stylish four-piece family bathroom. The loft space is boarded, benefits from heating, and includes two Velux windows, offering excellent additional storage or potential use.

Externally, the property occupies a large corner plot with a private approach, driveway, detached garage, and car port. Mature trees and established planting surround the house, providing privacy, while south-east facing lawned garden extends to the side.

The garden has direct access to Wheatley Lane Road and is only a couple of minutes' walk to the very popular Fence Gate Inn. Fence offers great access along the A6068 to the M65 Motorway and good road links to Burnley and Barrowford, the village has a Primary School which is approximately 650 yards away.

LOCATION: Traveling along the A6068 (Padiham Bypass) from Simonstone towards Barrowford continue past Higham and as you approach Fence turn left into Wheatley Lane Road passing the Fence Gate Inn on the left and then turn left into Pendle Fields, turn right and then the driveway is located in the right hand corner.

ACCOMMODATION: (imperial dimensions in brackets: all sizes are approximate):-

ENTRANCE PORCH: through modern half glazed composite front door with full height window to either side.

SPACIOUS ENTRANCE HALLWAY: with engineered oak wooden flooring, understairs storage cupboard, return staircase off to first floor and glazed door leading to garden.

CLOAKROOM: a two-piece white suite comprising low suite W.C with concealed cistern with push button flush, wall-hung vanity wash handbasin with chrome mixer tap, storage under, an LED vanity mirror over, fully tiled walls and recess spotlighting.

SITTING ROOM: 5.0m x 5.0m (16'3" x 16'4"); with half glazed double doors from the hallway, coved cornicing, recess spotlighting, a telephone point, a modern contemporary living flame gas fire with tiled surround and engineered oak wooden flooring.

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STUDY: 1.9m x 2.4m (6'4" x 7'9"); with coved cornicing and outlooks across the garden.

LOUNGE: 3.5m x 5.2m (11'4" x 17'2"); with coved cornicing, recess spotlighting and a feature fireplace housing living flame gas fire with stone hearth and surround, television point, bow window to the front overlooking the garden, open to:

DINING ROOM: 3.4m x 3.3m (11'1" x 10'10"); with coved cornicing, recess spotlighting and patio doors and is open to:

KITCHEN: 5.1m x 3.3m (16'8" x 10'9"); with a fitted range of cream gloss wall and base units with black granite work surface and tiled splash-back, one and a half bowl built-under stainless steel sink unit with mixer tap, two Neff electric fan ovens, stainless steel five-ring gas hob with curved glass and stainless steel extractor canopy over, integrated microwave, fridge freezer, dishwasher and wine chiller.

CONSERVATORY: 3.4m x 3.3m (11'3" x 10'10"); UPVC Victorian-style conservatory with tiled floor, roof light and fitted blinds.

UTILITY ROOM: 1.7m x 4.4m (5'5" x 14'5"); with a range of cream gloss wall and base units with dark laminate work surface and tiled splash-back, a stainless steel single drainer sink unit with mixer tap, plumbed for a washing machine, glazed door to rear driveway and storage cupboard housing floor-mounted Worcester combination central heating boiler installed in 2023.

FIRST FLOOR:

LANDING: spacious landing with linen cupboard with shelving, two loft access points, both with fitted ladders. The loft has been boarded with two Velux windows, central heating radiator, lights and power offering great storage or hobby space.

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BEDROOM ONE: 5.0m x 4.4m (16'6" x 14'6"); with coved cornicing, recess spotlighting.

DRESSING ROOM: with fitted wardrobes with sliding doors.

ENSUITE SHOWER ROOM: 2.5m x 2.2m (8'3" x 7'4"); a modern three-piece suite comprising low suite W.C with push button flush, vanity wash handbasin with chrome mixer taps, storage under, LED vanity mirror over, walk-in shower with fitted thermostatic shower with separate handheld and fixed showerhead, part-tiled walls, tall chrome heated towel rail and a shaver point.

BEDROOM TWO: 3.5m x 4.0m (11'5" x 13'0"); with coved cornicing and wardrobes with sliding doors.

BEDROOM THREE: 3.5m x 4.0m (11'6" x 13'3"); with coved cornicing and recess spotlighting.

BEDROOM FOUR: 3.6m x 2.4m (11'10" x 7'10"); with coved cornicing.

BEDROOM FIVE: 3.7m x 2.2m (12'0" x 7'4"); with coved cornicing and a fitted wardrobe.

BATHROOM: 2.3m x 3.0m (7'8" x 9'8"); with a four-piece suite comprising low suite W.C with push button flush, large vanity wash handbasin with chrome mixer tap, panelled bath with chrome mixer tap and shower enclosure with fitted thermostatic shower, fully tiled walls, tiled floor and recess spotlighting.



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OUTSIDE: The property is approached with tarmac driveway providing ample parking leading to single detached garage with up and over door, power and light. To the side of the garage is a single carport providing access to further parking, paved pathway and paved patio area with Leylandii borders. There is a good-sized side and rear garden laid to lawn which is south-east facing with mature planting with trees and shrubs. There is outside lighting, two cold water taps and outside power sockets.

HEATING: Gas fired hot water central heating, PVC double glazing throughout.

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

TENURE: Freehold.

COUNCIL TAX BAND F.

VIEWING: By appointment with our office.

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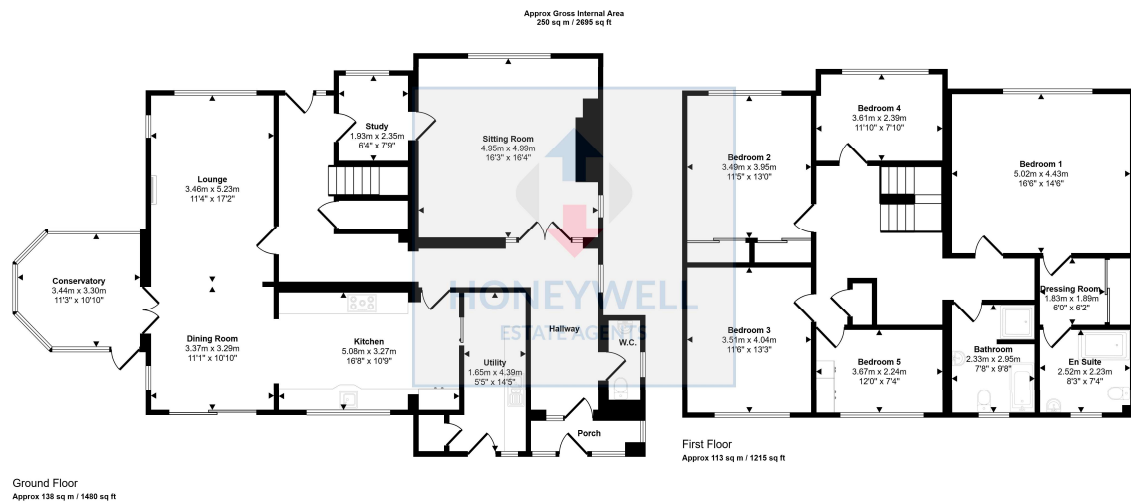
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