




35 Rochester Drive, Burnley
Burnley

£250,000



35 Rochester Drive

Burnley

Gorgeous three-bedroom detached house situated on a quiet cul-de-sac. With a modernised kitchen and bathrooms, this family home is ready to move straight into, while still offering the potential to extend in the future, subject to the relevant planning permissions. Ideally positioned close to Burnley General Hospital and within a short walk of Marsden Heights High School.

As you approach the property, there is a garden to the front alongside a generous driveway providing off-road parking for three or more cars. There is also a detached single garage with an up & over door, power and plumbing for a washing machine, allowing the space to double up as a useful utility room.

As you enter, there is a practical entrance porch, perfect for shoes and coats, leading into the bright and spacious lounge. A gas fire creates a central focal point, while the bay window allows plenty of natural light to flood the room. An open walkway leads through into the dining room, where patio doors open directly onto the rear garden.

The kitchen has recently been updated with a stylish range of matching wall, base and drawer units complemented by contrasting work surfaces. Appliances include a range cooker, gas hob, fridge, dishwasher and wine fridge. The downstairs has a fantastic open-plan flow and has been modernised throughout.

Upstairs, there are three bedrooms, including two generous doubles. The main bedroom benefits from an updated, modern en-suite comprising a low-level WC, cabinet hand wash basin and quadrant shower. The third bedroom is a generous-sized single, making it ideal as a child's bedroom, nursery or home office.

The family bathroom has also been stylishly updated and comprises a low-level WC, cabinet hand wash basin and panelled bath with an overhead shower and glass shower screen. Grey panelled splashbacks and spotlights complete the contemporary finish.

The rear garden is the real gem of this family home and has been landscaped to a high standard. A recently laid patio provides the perfect spot for outdoor dining and entertaining, while raised sleeper beds filled with established flowers bring plenty of colour and character to the space. The lawned garden is framed by colourful planted borders, with a lovely decked seating area creating the ideal place to sit back and enjoy those summer evenings.

A beautifully presented detached family home combining modern interiors, generous parking, a detached garage and a stunning landscaped garden, all tucked away in a quiet and convenient cul-de-sac.

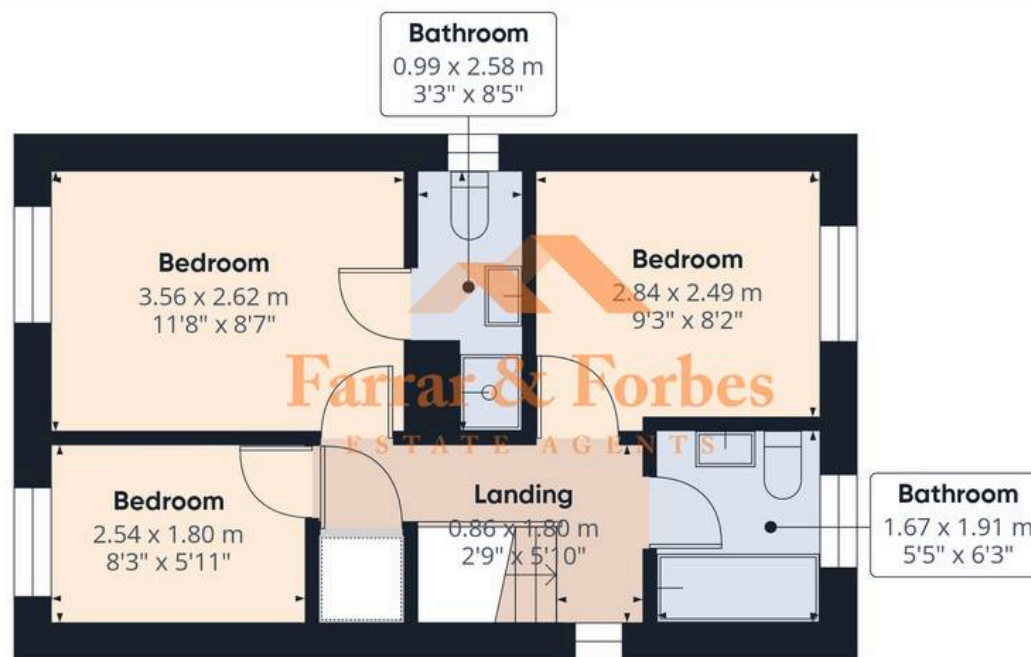




Approximate total area⁽¹⁾

64.5 m²

695 ft²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Farrar & Forbes Estate Agents

Farrar & Forbes Estate Agents 1, Arcadia, Market Street - BB8 0HX

01282914042

info@farrarandforbes.co.uk

farrarandforbes.co.uk/