



Acre Close, Edenfield

Offers Over £450,000 Freehold

Discover this impressive 4-bedroom detached property nestled in a quiet cul-de-sac. This family home occupies a distinctive corner plot and boasts two reception rooms, spacious kitchen, a summer house plus separate garage all while offering fabulous views of the surrounding hills and Peel Tower.

Detached House | Driveway | Four Bedrooms | Generous Enclosed Rear Garden | Easy Access To Local Amenities | Garage | Two Reception Rooms | Summer House | En-suite Shower Room | Modern Kitchen |

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4 Bedroom Detached Home

Discover this impressive 4-bedroom detached property nestled in a quiet cul-de-sac in the sought-after Edenfield village. This family home occupies a distinctive corner plot with a mature and sizeable garden which is both alluring and secluded. The property boasts a spacious high-quality kitchen with ample counter space, and a breakfast nook, generous living room featuring large windows and a cozy fireplace, dining room or snug which serves as the ideal retreat for those chilly winter nights, downstairs W/C, 4 spacious bedrooms offering ample natural light and built-in storage, and a modern en-suite shower room. Separate stylish bathroom and toilet for added convenience. Beautifully landscaped rear garden with a patio area for outdoor dining and a summer house with heating and utilities perfect for entertaining guests or enjoying family meals. A separate garage for additional storage options. Driveway with space for multiple vehicles. Located close to the centre of the picturesque village of Edenfield offering stunning views and a peaceful atmosphere, making it ideal for walkers and general nature lovers. Situated close to good schools for both primary and secondary and within easy reach of local amenities such as a butcher, baker, pharmacy and mini store, The Drop Off café, The Coach and Cricket Club. Convenient access to the motorway network for commuting to Bury, Burnley, Manchester, Lancashire or beyond.

Council Tax Band: D (Rossendale Borough Council)

Tenure: Freehold

Parking options: Driveway

Garden details: Front Garden, Rear Garden

Hall

w: 1.96m x l: 1.6m (w: 6' 5" x l: 5' 3")

WC

Lounge

w: 3.63m x l: 5.56m (w: 11' 11" x l: 18' 3")

Sitting Room

w: 3.25m x l: 5.99m (w: 10' 8" x l: 19' 8")

Kitchen/Breakfast Room

w: 4.6m x l: 5.31m (w: 15' 1" x l: 17' 5")

Inner Landing

w: 2.9m x l: 4.22m (w: 9' 6" x l: 13' 10")

Bedroom 1

w: 2.95m x l: 4.32m (w: 9' 8" x l: 14' 2")

En-suite

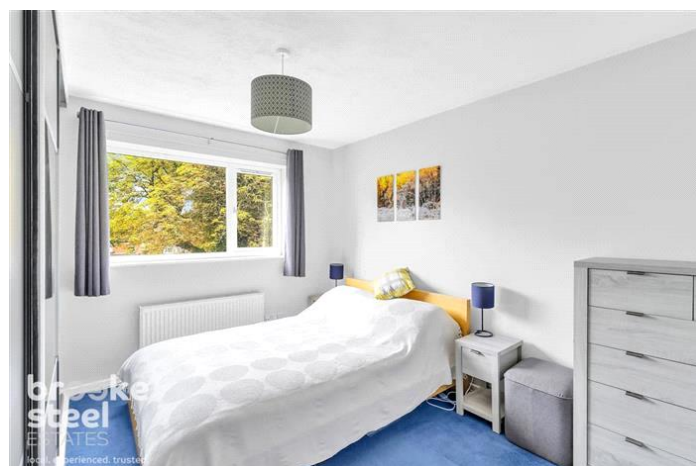
w: 1.96m x l: 2.82m (w: 6' 5" x l: 9' 3")

Bedroom 2

w: 3.56m x l: 3.47m (w: 11' 8" x l: 11' 4")

Bedroom 3

w: 3.56m x l: 2.95m (w: 11' 8" x l: 9' 8")

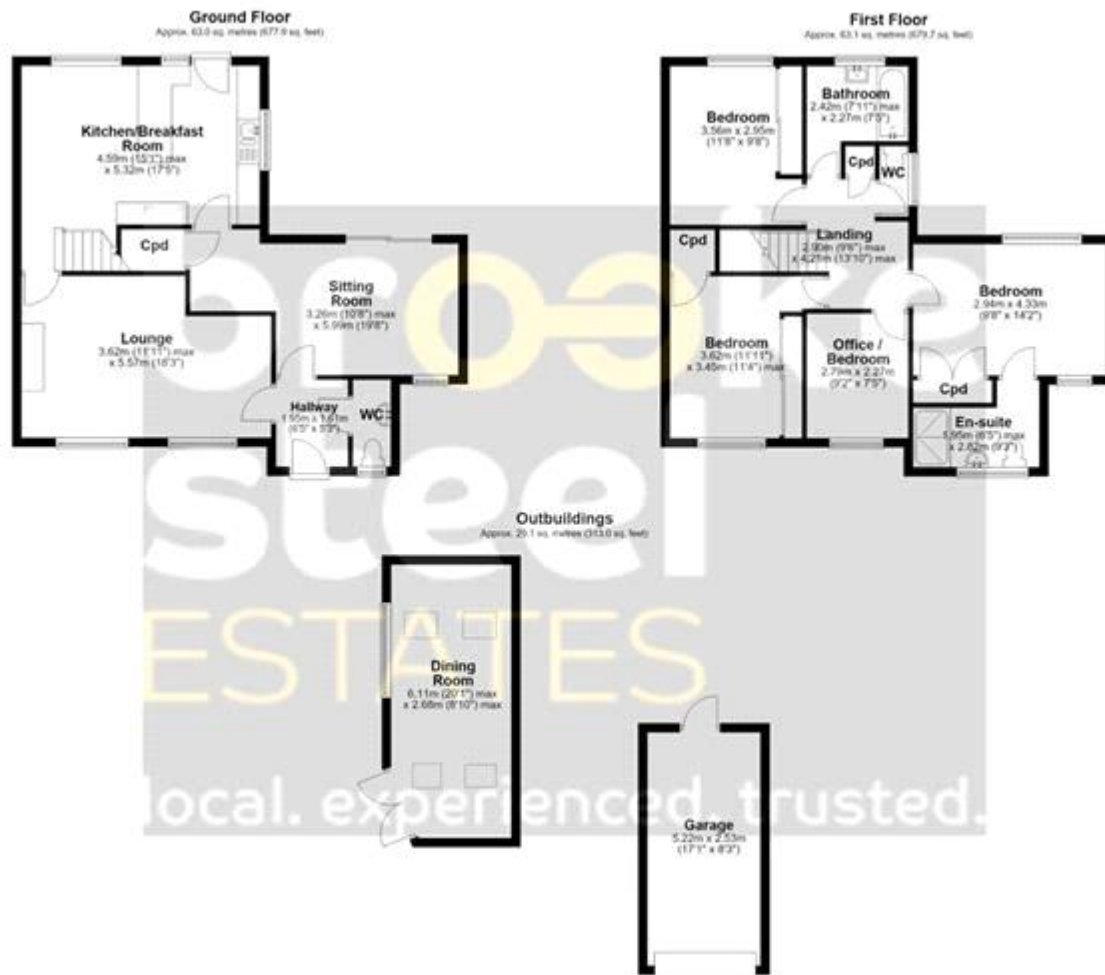


Bedroom 4
w: 2.79m x l: 2.26m (w: 9' 2" x l: 7' 5")

Bathroom
w: 2.16m x l: 2.26m (w: 7' 1" x l: 7' 5")

WC





Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy no guarantee, warranty or representation and any buyer should perform measurements using their own source.
Plan produced using PlanIt.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.