

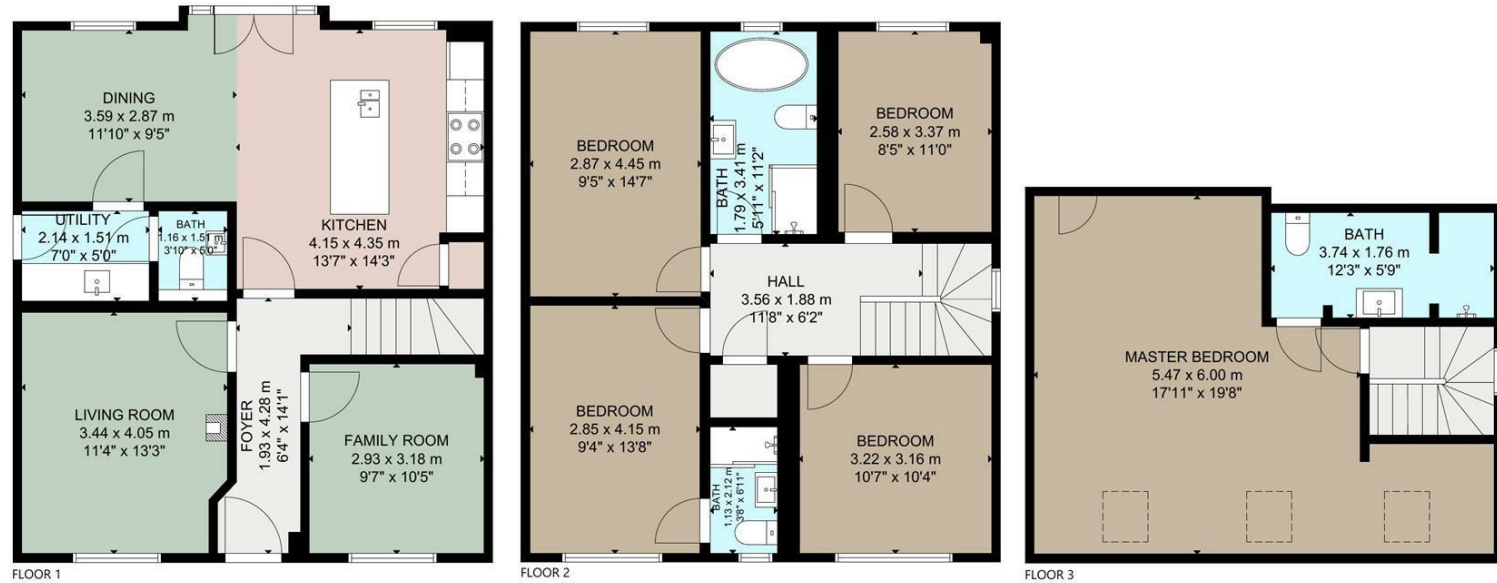


Charles Louis Homes Ltd
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Ramsbottom
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BLO 9HX

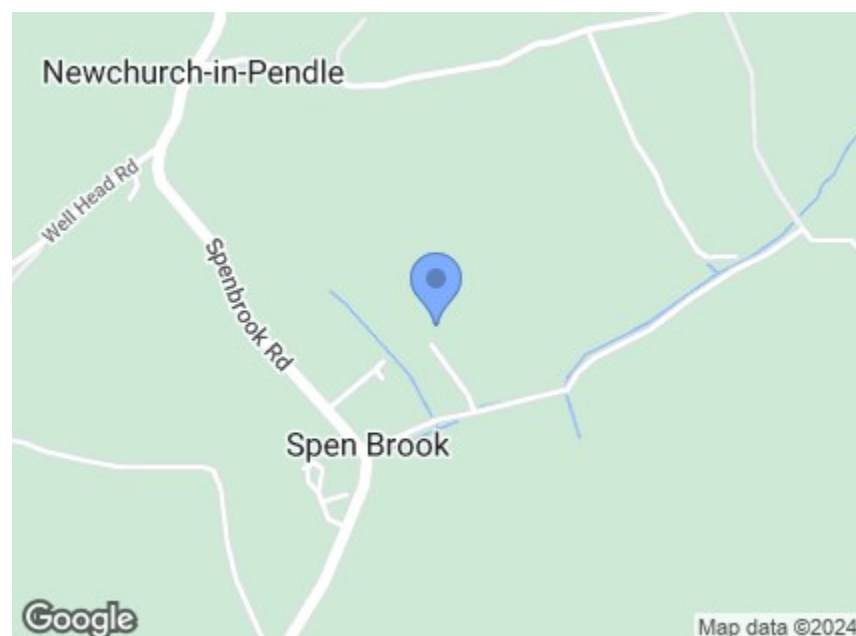
CHARLES LOUIS

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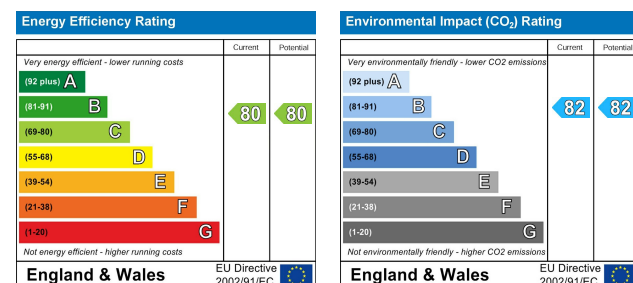
HOMES LIMITED



GROSS INTERNAL AREA
TOTAL: 182 m²/1,955 sq ft
FLOOR 1: 69 m²/738 sq ft, FLOOR 2: 68 m²/730 sq ft
FLOOR 3: 45 m²/487 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Directions



Spenbrook John Hallows Way

Newchurch-In-Pendle, Burnley, BB12 9JL

Price **£525,000**



- Last Few Remaining Detached Houses Available
- Set Over Three Levels & Finished To A High Standard
- Open Plan Kitchen, Dining & Family Room
- Rear Garden With Garage and Allocated Parking
- Five Double Bedrooms & Dressing Area
- Stunning Views Overlooking Countryside
- Family Bathroom, Two En-Suites & Downstairs WC
- A Must See!!! To Appreciate High Standard Finish, Location & Size

Spenbrook John Hallows Way

Newchurch-In-Pendle, Burnley, BB12 9JL

***LAST FEW REMAINING PLOTS

AVAILABLE**STUNNING COUNTRYSIDE VIEWS**A
PRESTIGIOUS COLLECTION OF FAMILY HOMES
FINISHED TO THE HIGHEST STANDARD***

Charles Louis Homes are delighted to announce the completion of the stunning Spenbrook development, featuring 19 five-bedroom detached stone houses, and 10 three-bedroom townhouses in a beautifully converted historic mill.

Completed to an exacting standard, this exclusive development is centred around the charming converted 19th-century cotton mill. Spenbrook combines new homes built to the highest specifications with the charm and noted history of its previous life...

Spenbrook provides a serene, rural lifestyle while being just minutes from the villages of Padiham, Barley and the bustling market town of Burnley. Residents of Spenbrook enjoy the perfect blend of idyllic family living whilst being connected to the major cities and towns of the North West.

Join the other discerning residents of Spenbrook and discover your forever home in the delightfully picturesque countryside, designated an area of outstanding natural beauty

Contact Charles Louis Homes at 0161 959 0166 for full details and to view the Spenbrook development first hand.

Entrance Hallway

Solid Accoya wood front door with feature arch window

Snug Room

Solid Accoya wood double glazed window with front elevation with stunning countryside views, air source heat pump and under floor heating, inset LED spot lights.

Living Room

Solid Accoya wood double glazed window with front elevation with stunning countryside views, air source heat pump and under floor heating, inset LED spot lights.

Open Plan Kitchen/ Diner & Family Room

A solid Accoya wood double glazed window with rear elevation, open plan access to family Orangery. Inset LED spot lights with feature lighting over kitchen island, air source heat pump and underfloor heating. Fitted with a range of shaker style wall and base units, inset sink with mixer tap and quartz worktops, Bosh multi-function double oven and induction hob, integrated dishwasher and fridge freezer.

Downstairs WC

Air source heat pump and under floor heating, inset LED spot lights, fitted bathroom suite consisting of a low level WC and hand wash basin

First Floor Landing

Bedroom Two

Solid Accoya wood double glazed window with front elevation, air source heat pump and under floor heating, inset LED spot lights.

Bedroom Three

Solid Accoya wood double glazed window with front elevation, air source heat pump and under floor heating, inset LED spot lights.

En-Suite

Solid Accoya wood double glazed window with front elevation, air source heat pump and under floor heating, chrome heated towel rail, inset LED spot lights, fitted with a 3 piece bathroom suite consisting of a low level WC, hand wash basin with vanity unit and walk in shower enclosure with overhead shower

Bedroom Four

Solid Accoya wood double glazed window with rear elevation, air source heat pump and under floor heating, inset LED spot lights.

Bedroom Five

Solid Accoya wood double glazed window with rear elevation, air source heat pump and under floor heating, inset LED spot lights.

Family Bathroom

Solid Accoya wood double glazed window with rear elevation, air source heat pump and under floor heating, chrome heated towel rail, inset LED spot lights, fitted with a 4 piece bathroom suite consisting of low level WC, hand wash basin with vanity unit and walk in shower enclosure with overhead shower and free standing bath.

Second Floor

Master Bedroom & Dressing Room

Three double glazed window Velux windows, air source heat pump and under floor heating, inset LED spot lights. vaulted ceiling and access to the en-suite.

En-Suite

Air source heat pump and under floor heating, chrome heated towel rail, inset LED spot lights, fitted with a 3 piece bathroom suite consisting of a low level WC, hand wash basin with vanity unit and a walk in shower enclosure with an over head shower.

Rear Garden

Detached Garage