



## 17 Fountains Avenue, Simonstone

£300,000 Freehold

Stunning Three-Bedroom Detached Dormer Bungalow in Simonstone, offering flexible, modern and stylish accommodation throughout. Nestled on a highly sought-after plot on Fountains Avenue, Simonstone, with open playing field and allotments to the rear this home is a perfect blend of comfort and elegance, boasting lovely private outdoor space, driveway and detached garage.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Upon entering, you are greeted by a spacious striking hallway that immediately sets the tone for the rest of this well appointed detached home. The stylish lounge is light-filled and features a charming fireplace, creating a warm and inviting space for relaxation with lovely front views. The fitted kitchen is finished in attractive blue and cream tones with contrasting countertops, tiling, and flooring, offering ample storage with a range of base and eye-level units. A handy utility area with plumbing adds further convenience. The second reception room provides the perfect setting for a formal dining area and flows seamlessly into the versatile conservatory. This wonderful additional space enjoys aspects over the laid-to-lawn rear garden and can be used as a relaxing sunroom, playroom or home office. Also on the ground floor is a luxurious three-piece bathroom adorned with sumptuous grey tiling and the third bedroom, a comfortable double, completes the ground-floor accommodation. The first floor houses two spacious double bedrooms, both featuring fitted wardrobes. The master bedroom also enjoys a dedicated dressing area with elevated views, while the second bedroom offers a beautiful open outlook across the rear playing field and nearby allotments. A sleek three-piece shower room, complete with a shower enclosure and vanity storage unit, finishes off the first-floor space.

Externally, this lovely home sits on an enviable plot. The front of the property is well maintained with a lawn and driveway parking, leading to a detached garage. The rear garden features a good sized lawn area, a flagged patio perfect for outdoor dining, and space to relax and enjoy the peaceful surroundings. The location of this wonderful home ensures convenient access to nearby towns like Burnley and Clitheroe. Surrounded by scenic countryside, including the Forest of Bowland, the area is ideal for outdoor enthusiasts, with plenty of walking and cycling routes. Despite its quiet setting, Simonstone has excellent transport links via the M65 and local amenities such as pubs, a village hall, and the highly regarded Simonstone St Peter's Primary School and Read St Johns Primary School. Internal viewing is highly advised for this splendid home.

- Attractive Well Appointed Detached House
- 3 Flexible Bedrooms – Excellent Views To Front & Rear
- Attractively Presented Versatile Accommodation
- 2 Reception Rooms, Fitted Kitchen, Hallway & Utility Area
- Modern Grnd Flr Bathroom & 1st Floor 3-pce Shower Room
- Driveway Parking For 2/3 Cars & Detached Garage
- Generous Conservatory Enjoying Garden Aspects
- Well Maintained Lawned Front & Rear Gardens
- Open Playing Field & Allotments To Rear
- Desirable Location Within Village



**Hallway**

Carpet flooring, panelled radiator, ceiling coving, uPVC double glazed external door.

**Bedroom Three**

Carpet flooring, television point, panelled radiator, uPVC double glazed window.

**Lounge**

Carpet flooring, television point, panelled radiator, ceiling coving, feature fireplace surround and hearth housing electric fire, wall light points, uPVC double glazed window

**Utility Area**

Vinyl flooring, part tiled walls, plumbing for washing machine, space for dryer.

**Bathroom**

3-pce white suite comprising bath with mixer taps, folding glazed screen, wall hung sink with mixer tap, low level w.c., chrome ladder style radiator, tile flooring and walls, recessed spotlighting, uPVC double glazed frosted window.

**Dining Room**

Carpet flooring, panelled radiator, staircase for first floor, uPVC double glazed window, sliding patio doors leading through to conservatory

**Conservatory**

Brick and uPVC construction, electric wall heater, carpet flooring, sliding patio doors to rear garden, uPVC double glazed door to kitchen

**Kitchen**

Fitted kitchen with wall, base and drawer units with complementary laminate working surfaces, stainless steel sink and drainer unit with mixer tap, a range of built-in appliances including electric oven, hob, stainless steel extractor filter canopy over, microwave, fridge freezer, space for dishwasher, tile effect flooring, cupboard housing gas central heating boiler, uPVC double glazed window overlooking rear garden.

**Landing**

Carpet flooring, loft access

**Bedroom One**

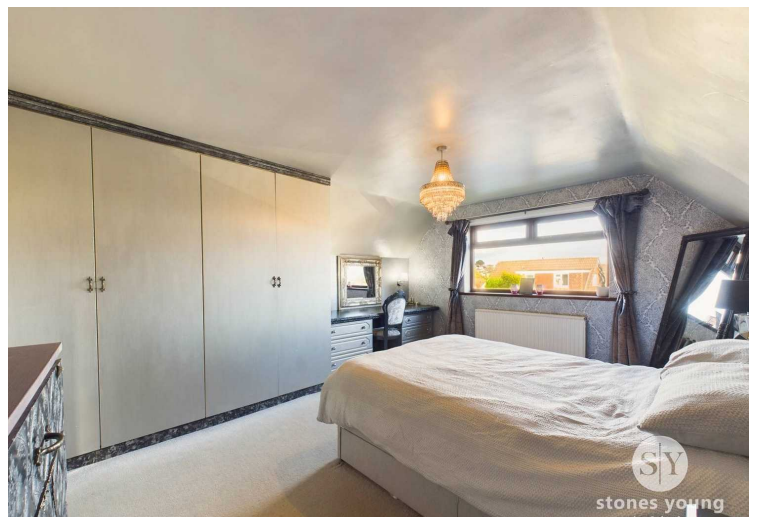
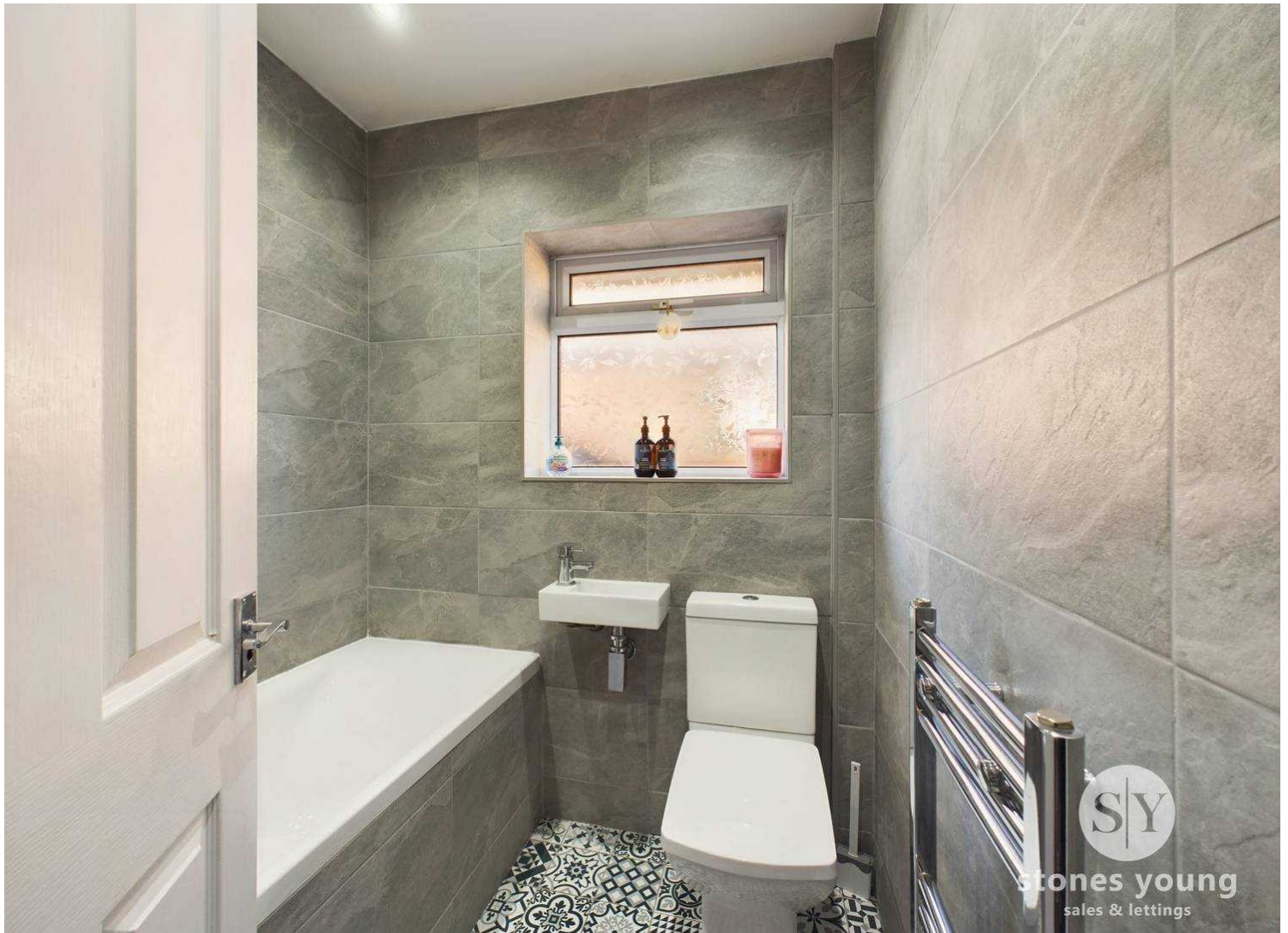
Carpet flooring, panelled radiator, wall light points, access to eaves storage, uPVC double glazed window.

**Bedroom Two**

Carpet flooring, panelled radiator, access to eaves storage, built-in wardrobes, uPVC double glazed window.

**Bathroom**

3-pce white suite comprising shower enclosure with shower over, part tiled walls, vanity wash basin with mixer taps, cupboards under, low level w.c., chrome ladder style radiator, recessed spotlighting, extractor fan, wood style flooring, uPVC double glazed frosted window.





Floor 0 Building 1



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Approximate total area<sup>(1)</sup>  
1122.66 ft<sup>2</sup>  
Reduced headroom  
40.47 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

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