



## 32 Kings Drive

Padiham, Burnley

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Freehold tenure
- Beautifully presented three-bedroom semi-detached home
- Stunning garage conversion creating a bespoke bar/entertaining space
- Gas central heating
- uPVC double glazing with impressive bifold doors
- Landscaped rear garden with porcelain tiled seating areas
- Council Tax Band B



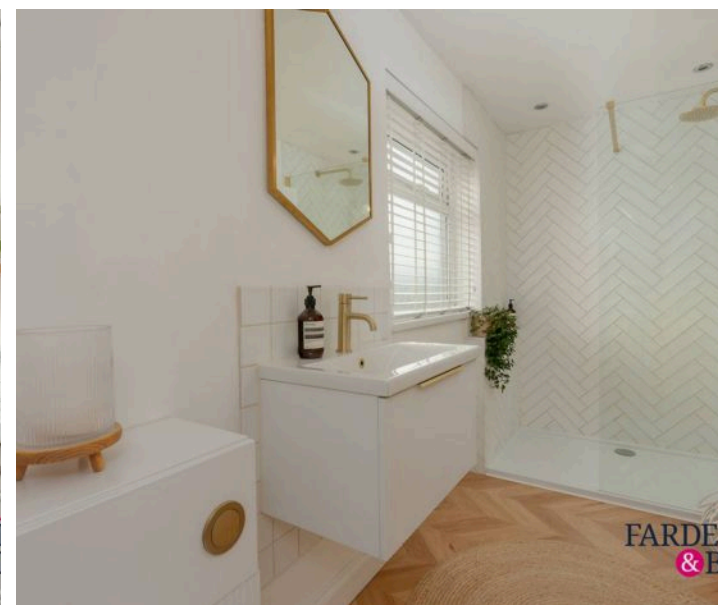


## Ground Floor

Step inside this beautiful three-bedroom semi-detached home, where every room has been thoughtfully styled and finished to an exceptional standard. The heart of the home is the stunning kitchen, fitted with elegant cabinetry, quality work surfaces and a contemporary range cooker, creating a practical yet stylish space for everyday living. Flowing seamlessly through the ground floor, the property enjoys a bright and inviting living room, finished in calming neutral tones and centred around a cosy feature stove perfect for relaxing evenings in. The adjoining dining area offers an ideal setting for family meals and entertaining, with aluminium bi-fold doors drawing in plenty of natural light.

## First Floor

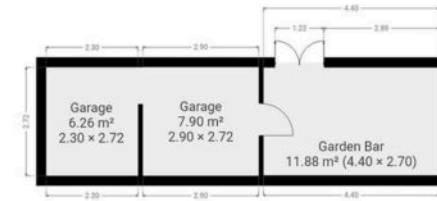
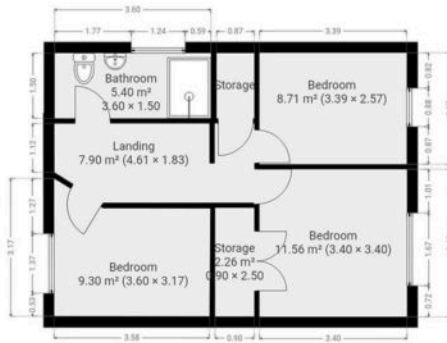
Upstairs, the property continues to impress with three well-proportioned bedrooms, all immaculately presented and ready to move straight into. The family bathroom has been upgraded with a sleek, modern suite and tasteful finishes, adding to the home's turnkey appeal. Now..... for the standout feature... the former garage has been cleverly converted into a fully fitted bar, a fantastic entertaining space with real WOW factor. Whether hosting friends, enjoying family gatherings, or creating the ultimate games night hub, this unique addition truly sets the home apart.











Total Property Area: approx - 122 Sq Meters (1,313.19 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error.



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## GARDEN

Externally, the property continues to impress with a beautifully designed and highly usable outdoor space that has clearly been planned with both relaxation and entertaining in mind. The rear garden enjoys a smart porcelain tiled patio which wraps seamlessly around the property, creating multiple well-thought-out seating areas. A standout pergola provides the perfect sheltered spot for outdoor dining or evening drinks, while the low-maintenance artificial lawn offers year-round greenery without the upkeep. The garden benefits from secure gated access, adding both practicality and peace of mind, and is bordered by modern fencing and established planting which enhances the sense of privacy. Importantly, while the garage has been cleverly converted to create the bar area, a section has been retained for valuable storage ideal for bikes, garden equipment or general household items. A stylish, low-maintenance outdoor space that complements the quality found throughout the home.

## DRIVEWAY

2 Parking Spaces

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		







## Fardella & Bell Estate Agents

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