



## 54 Deerpark Road

Burnley, Burnley

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Fully renovated to an exceptional standard throughout
- High-spec kitchen with central island
- Feature log burner
- Summer house
- Generous driveway
- Landscaped garden
- Freehold
- Popular location
- Council Tax Band C



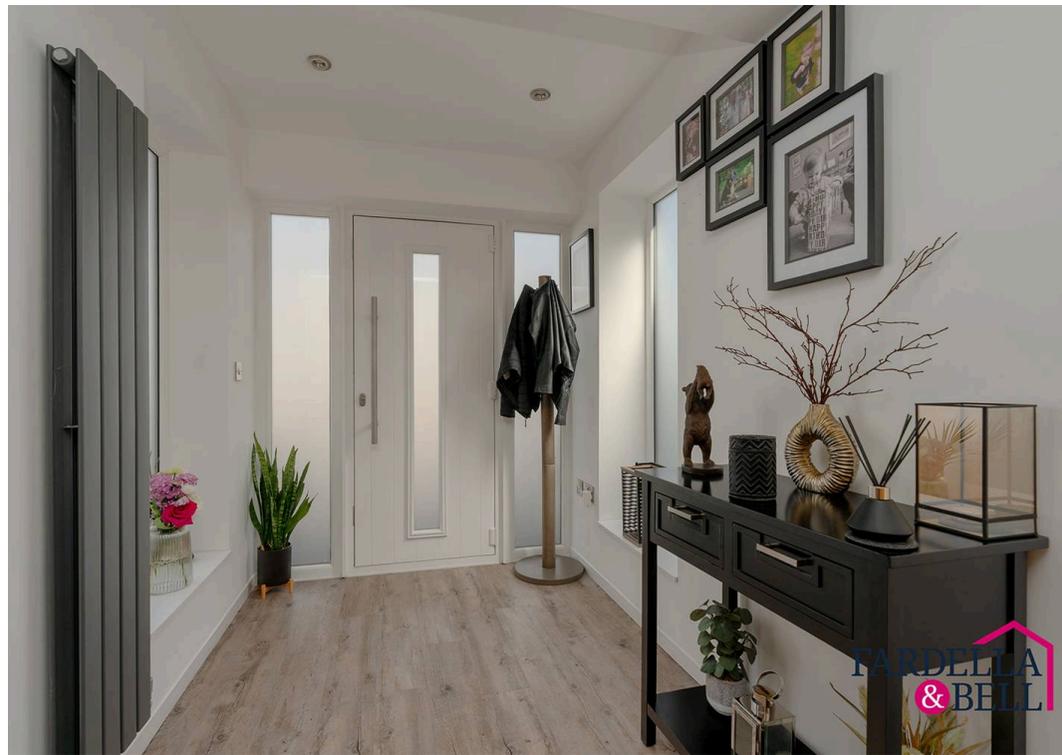
## Ground Floor

The ground floor has been thoughtfully redesigned and finished to an exceptional standard with Karndean flooring, creating a truly impressive and luxurious living space. The bespoke kitchen with Fenex worktops is a real focal point, featuring a central island, high-specification fittings and integrated appliances including a double oven, fridge/freezer, induction hob, and dishwasher. Designed with both everyday living and entertaining in mind, it flows seamlessly into the dining area and elegant living space. The living area is equally striking, complete with a cosy log burner that adds warmth and character, perfectly complementing the contemporary finish. Expansive bi-fold doors and large windows flood the space with natural light, while also providing a seamless connection to the garden. In addition, a separate utility room and a stylish downstairs WC offer practical convenience.

## First Floor

The first floor continues the home's high standard of finish, offering two beautifully presented double bedrooms, each thoughtfully designed to provide both comfort and style. Generous in size, both rooms benefit from plenty of natural light, creating bright and inviting spaces ideal for rest and relaxation. Serving the bedrooms is a stunning, generously proportioned four-piece bathroom suite, finished to an exceptional standard. Featuring a separate bath and walk-in shower, alongside contemporary fittings and elegant tiling, it offers a true spa-like feel. This floor perfectly complements the ground level, combining practicality with a refined, luxurious finish throughout.







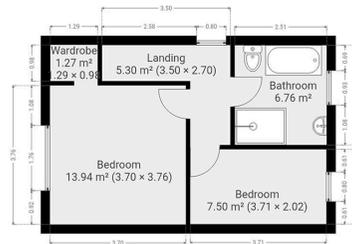
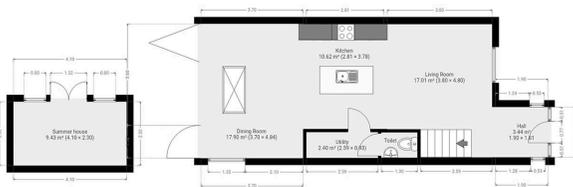
## Externally

Externally, the property continues to impress with a generous driveway to the front, providing ample off-road parking. Gated side access leads through to the rear garden, offering both convenience and a sense of privacy. The rear garden has been fully landscaped to a high standard, creating a stylish and low-maintenance outdoor space ideal for relaxing and entertaining. Predominantly laid with Italian stone paving, the garden is beautifully complemented by a raised planting bed, adding greenery and character. A decked seating area sits beneath a sheltered structure, perfect for year-round use, while a superb summer house provides a versatile space – ideal as a home office, studio or peaceful retreat.

## DRIVEWAY

3 Parking Spaces

A generous driveway to the front of the property.



Total Property Area: approx - 96.7 Sq Meters (1,040.87 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas including any total floor areas, openings and construction are approximate. No liability is accepted for any errors and they do not form part of any agreement. No liability is taken for any error.



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