



*Yew Tree Drive*

Established  
1877



## 25 Yew Tree Drive

Oswaldtwistle | BB5 3AX

### Vendor Comments

25 Yew Tree Drive has been our home for over 10 years, during this time we have completely renovated and modernised all aspects of our home to provide a modern spacious home to relax and enjoy after a hard day's work whilst also being spacious enough for entertaining friends and family in the most comfortable surroundings.

It is positioned in a semi-rural area of Oswaldtwistle close to Rhyddings Park yet within a short walk you are soon in the surrounding countryside, there are lots of local walks which we enjoy with our dog. We are also close to local amenities for shopping with easy access to the motorways, making it the ideal location.

The large well maintained rear garden has offered much enjoyment over the years entertaining friends and family on the large veranda, the glass balustrade on the veranda offers us uninterrupted views into the garden to watch the local wildlife and birds who share our garden with us. The open aspect of the garden offers superb views over the surrounding area, it's a very private and secluded garden with various suntraps to sit and relax in the sun from morning till dusk.





## Introduction

An exceptional true bungalow in one of Oswaldtwistle's most desirable locations with approximately a third of an acre of stunning gardens with the most delightful 'Verde lawn' veranda. Viewing appointments are essential to be in a position to appreciate the many outstanding internal & external features that this property has to offer. The property's living accommodation is positioned to the rear of the property to be able to enjoy the garden & views that is somewhat unique to Yew Tree Drive and highlights the outstanding attention to detail that runs throughout the house including plenty of ceiling & sky lights that allow in plenty of natural light. The property was originally a 3 bedroom however the accommodation has been changed to suit the current vendors individual needs however it could easily be converted back to a 3 bedroom if required.



Benefitting from uPVC double glazing & gas fired central heating the accommodation comprises: entrance porch, hallway, family lounge with centre piece fireplace & doors to the veranda, outstanding modern fitted kitchen suite with open access to the spacious dining room/2nd lounge which also boasts French doors to the veranda. The garage can be used for a variety of purposes including a home gymnasium or office. There is a separate utility room & w/c with a stable door that leads to the garden.

The property boasts 2 double bedrooms & a modern 3 piece bathroom suite. The rear garden is approximately a third of an acre with the perfect combination of lush grass lawns, flower beds, patios & a summer house. Beyond the garden is extra land that runs to a freshwater stream. Whilst the garden is not South facing it is a real sun trap especially early in the mornings.



# Exceptional True Bungalow

Entrance & Porch

Entrance Hallway

Family Lounge

13' 7" x 17' 9" (4.14m x 5.41m)

Master Bedroom

15' 1" x 11' 10" (4.59m x 3.60m)

Bedroom 2

12' 11" x 10' 0" (3.93m x 3.05m)

Bathroom

Dining Area/Sun Lounge

Kitchen

18' 11" x 11' 10" (5.76m x 3.60m)

Utility Room

10' 10" x 4' 0" (3.30m x 1.22m)

Cloaks Room

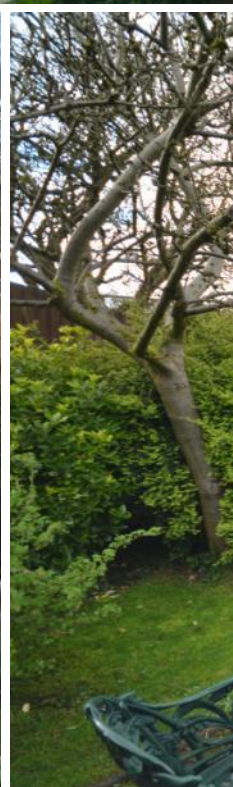
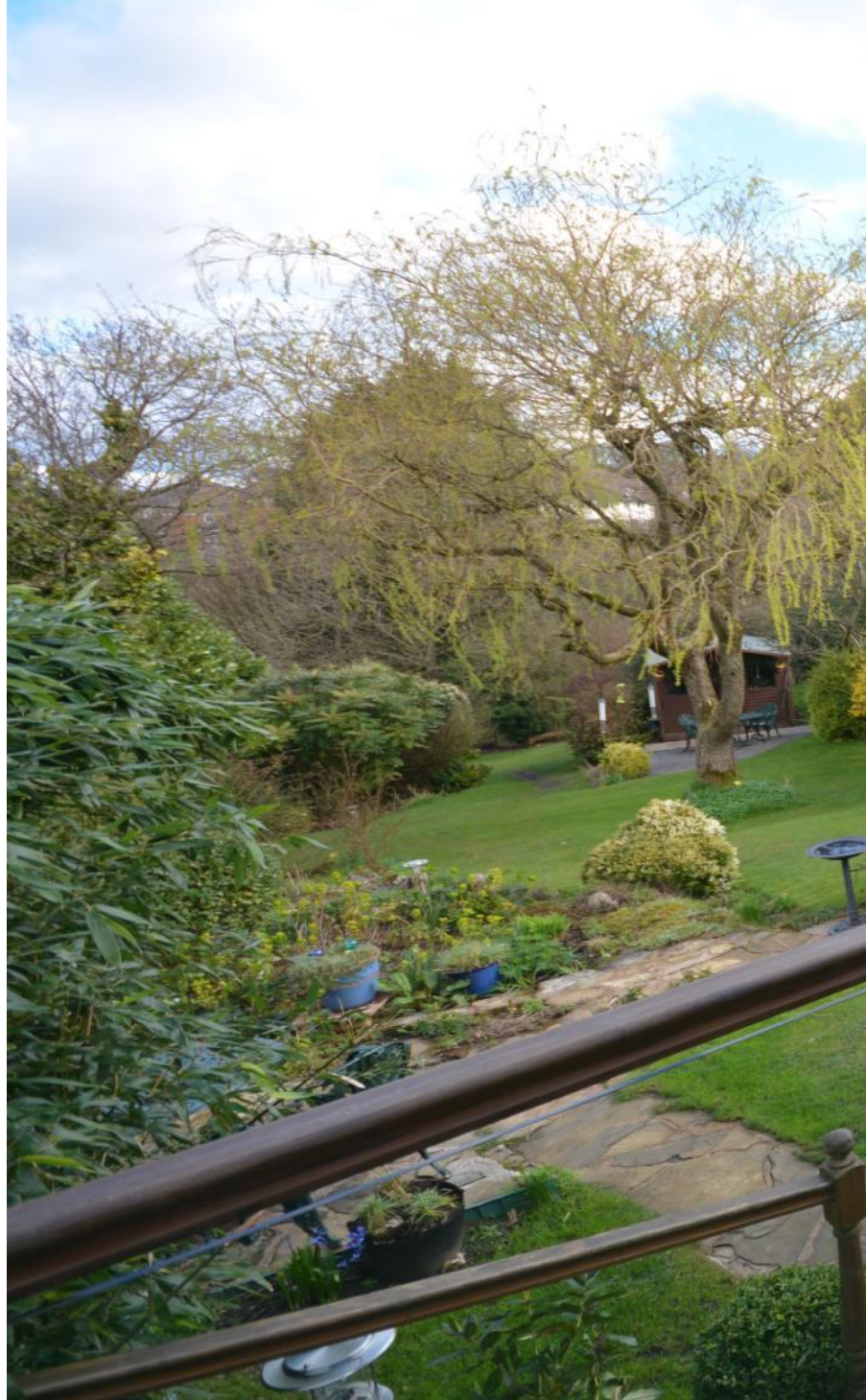
Garage

18' 1" x 10' 7" (5.51m x 3.22m)

Externally

Balcony

Veranda





In our opinion, the veranda is one of the properties main features and it is rare to find something of this exceptional quality available in Hyndburn. It is finished with Verde Lawn & Indian Stone for easy maintenance and boasts external lighting & a wooden stairwell to the garden. To the front is a south facing garden forecourt along side a driveway that leads to the garage. For further information or to arrange a viewing appointment please contact our Accrington Branch.

