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## 8 CLOVERCROFT HIGHAM

### £229,950

**OFFERS INVITED**

- \* Stunning modern townhouse
- \* Immaculate deceptive accommodation
- \* Modern dining kitchen with appliances
- \* Delightful landscaped gardens, parking
- \* 3 excellent bedrooms, DG, Gas CH
- \* Modern bathroom, en-suite, cloaks
- \* Highly sought-after village location
- \* 110m<sup>2</sup> (1,179 sq ft) approx.



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A stunning modern town house situated in Clovercroft, off Higham Hall Road, a beautiful location in the centre of the village of Higham, within walking distance to the village amenities and primary school and close by to excellent local road and transport networks including the M65. This attractive house offers delightful and deceptively spacious accommodation which is immaculately presented throughout. Situated over three floors it boasts three excellent bedrooms, the master incorporating a three piece en-suite shower room and there is a bright family bathroom and cloakroom. On the ground floor there is a sizeable lounge and an attractive fitted dining kitchen with an array of integrated appliances and with large French doors leading out to a delightfully landscaped garden and patio. The property provides private parking for two cars and is complemented by gas central heating and double glazing. An internal viewing is highly recommended.

**LOCATION:** From our Barrowford office, head in the direction of Nelson. At the first roundabout take the third exit onto the by-pass Barrowford Road, continue past Fence and then leave the by-pass at the first Higham turning and travel through the village. After passing the school on the right, the entrance to Clovercroft is situated on the right hand side; follow the road round to the right where number 8 is situated on the right hand side.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**ENTRANCE:** With double glazed front door, staircase leading to first floor, alarm control panel.

**CLOAKROOM:** With 2-piece modern white suite comprising pedestal washbasin, low suite w.c. with push button flush, extractor fan.

**LOUNGE:** 4.7m x 3.7m (15'3" x 12'2"); with coved cornicing, wall light points, television point, telephone point, understairs storage cupboard, double opening doors leading to:-

**DINING KITCHEN:** 4.7m x 3.4m (15'5" x 11'0"); impressive spacious modern fitted kitchen with a range of light wood finish wall and base units with complementary high gloss laminate working surfaces, tiled splashback, 1½ bowl stainless steel sink drainer unit with mixer tap, excellent range of integrated appliances including dishwasher, fridge freezer, washer/dryer, stainless steel electric oven with 4-ring gas hob, stainless steel extractor filter canopy over, under unit spotlighting, extractor fan, cupboard housing wall mounted Vaillant combination gas central heating boiler, coved cornicing, ceramic tiled flooring, recessed ceiling spotlights, large wood double glazed French doors leading to garden, pleasant outlooks.

## FIRST FLOOR:

**LANDING:** With wooden spindle balustrade and staircase leading to second floor.

**BEDROOM ONE (rear):** 4.0m x 3.0m (13'2" max x 9'9" max); with built-in double wardrobes, television point, telephone point, attractive outlooks over rear garden and neighbouring park.



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**EN-SUITE SHOWER ROOM:** With bright modern 3-piece white suite comprising corner shower enclosure with Aqualisa thermostatically controlled shower, pedestal washbasin with mixer tap, low suite w.c. with push button flush, wall mounted ladder style radiator, part tiled walls, tiled flooring, shaver point, extractor fan.

**BEDROOM TWO (front):** 2.9m x 2.6m (9'7" x 8'8"); with pleasant front outlooks over cul-de-sac and fields beyond.

**BATHROOM:** Modern 3-piece white suite comprising panelled bath with mixer tap, low suite w.c. with push button flush, pedestal washbasin with mixer tap, built-in storage cupboard, wall mounted ladder style radiator, part tiled walls, tiled flooring, shaver point, extractor fan, recessed ceiling spotlights.

## SECOND FLOOR:

**LANDING:** With large built-in storage cupboard.

**BEDROOM THREE:** 6.5m x 3.7m (21'2" max x 12'1" max, with some limited headroom); with built-in storage cupboards to the eaves area, television point, a range of modern fitted wardrobes with matching drawer units, Velux window.

**OUTSIDE:** Block paved front driveway with private parking and additional parking space opposite the property, stone paved pathway to front door with attractive planted garden borders. To the rear is a generous well landscaped 2-tiered rear garden with a lower stone paved and pebbled patio area with timber storage shed, stone steps leading to a good sized lawned area with stone paved pathway and upper patio area, well stocked raised stone planted borders with shrubs and a copper beech tree, large timber store, cold water tap, electric power socket, timber fencing surround and stone boundary wall with rear wooden gate access.

**HEATING:** Gas fired hot water central heating system complemented by sealed unit double glazing in hardwood frames.

**SERVICES:** Mains water, electricity, gas and drainage are connected.

**VIEWING:** By appointment with our office.

**EPC RATING:** The property rating is C.

*8 Clovercroft, Higham BB12 9HR SF/SS15062017*

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