

3 KINGFISHER CRESCENT  
CLITHEROE  
BB7 2QS

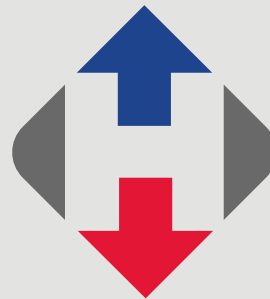
Overs over £300,000

\*No chain\*



- Modern detached house
- Large open plan dining kitchen
- Modern kitchen with appliances
- Double driveway & garage, No chain
- 4 good-sized bedrooms, 2 en-suites
- Spacious lounge
- Landscaped rear garden
- 119 m2 (1,288 sq ft) approx.

A modern detached house built in 2014 offering light and airy accommodation arranged across two floors with a spacious lounge to the front and double doors leading to an open plan full width room providing a seating area, dining area and kitchen. This modern room benefits from excellent light with two windows and glazed French doors opening onto the rear garden. On the first floor are two front bedrooms, both with en-suite shower rooms the master having a double shower en-suite and the two rear bedrooms are serviced by the 3-piece house bathroom with shower over the bath. The dining kitchen and all of the first floor have Ethernet fitted.



Externally there is a double driveway leading to a single garage, front lawn and side garden and an enclosed landscaped rear garden with large Indian stone flag patio area and lawn. There is easy access to scenic walks along Edisford River, the house is only five years old and benefits from the remainder of the ten year guarantee. Other benefits include fitted wardrobes in the master bedroom, gas CH, PVC DG and modern carpets and floor coverings throughout and an alarm system fitted. The house is on a cul-de-sac so there is no through traffic. Viewing is essential.

**LOCATION:** Leaving Clitheroe along Edisford Road proceed straight on, then turn right just after the Spar shop into St Paul's Street. Turn second right into Queen Street and left at the end into Union Street. Proceed to the end and turn right into Chapel Close and second right into Kingfisher Crescent.

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

**ENTRANCE HALLWAY:** Half-glazed front door, spindle staircase off to first floor, understairs storage cupboard, alarm control panel.

**CLOAKROOM:** With 2-piece Roca white suite comprising low suite w.c. with push button flush and pedestal washbasin with chrome mixer tap and tiled splashback, extractor fan.

**LOUNGE:** 5.6m x 3.3m (18'4" x 10'10"); television point, telephone point, double doors leading to:

**LARGE OPEN PLAN LIVING DINING KITCHEN:** 8.2m x 2.9 (26'9" x 9'8"); spacious open plan room incorporating seating area, dining area and kitchen with television point, 2 windows

overlooking the rear garden with central glazed French doors opening onto the rear garden. **Seating area** with Ethernet and TV connection, attractive laminate flooring adjoins all 3 areas together.

**FITTED KITCHEN:** with cream Shaker style fitted wall and base units with wood effect laminate working surface and splashback, one and a half bowl stainless steel sink unit with mixer tap, integrated Bosch electric oven with 4-ring gas hob, stainless steel splashback and stainless steel extractor canopy over, integrated dishwasher, fridge freezer and washing machine, recessed spotlighting.

#### **FIRST FLOOR:**

**LANDING:** Storage cupboard with shelving for linen, separate cylinder cupboard, loft access.

**MASTER BEDROOM:** 3.3m x 4.0m extending to 4.6m (10'10" x 13' extending to 15'1"); 2 built-in wardrobes, Ethernet and television connection, BT telephone point.







**EN-SUITE SHOWER ROOM:** 3-piece white Roca suite comprising low suite w.c. with push button flush, pedestal washbasin with chrome mixer tap and double shower enclosure with fitted thermostatic shower, part-tiled walls, recessed spotlighting and extractor.

**BEDROOM TWO:** 2.8m x 4.1m narrowing to 3.6m (9'3" x 13'7" narrowing to 11'11"); 2 windows to front elevation, Ethernet and television connection.

**EN-SUITE SHOWER ROOM:** 3-piece Roca white suite comprising low suite w.c. with push button flush, pedestal washbasin with chrome mixer tap and fitted shower enclosure with thermostatic shower, part-tiled walls, recessed spotlighting, extractor.

**BEDROOM THREE:** 3.3m x 2.6m (10'11" x 8'6"); Ethernet and television connection.

**BEDROOM FOUR:** 3.1m x 2.7m (10'3" x 8'10"); Ethernet and television connection

**BATHROOM:** 3-piece white Roca suite with low suite w.c. with push button flush, pedestal washbasin with chrome mixer tap and panelled bath with chrome mixer tap and thermostatic shower over, glass shower screen, part-tiled walls, extractor and recessed spotlighting.



**OUTSIDE:** Lawned front garden with planting areas and double tarmac driveway providing parking for 2 cars side by side leading to single **GARAGE** 5.5m x 2.5m (18'1" x 8'4") with up-and-over door, power and light and wall-mounted combination central heating boiler. Gated access to the left of the house leads to an enclosed rear garden with large Indian stone paved patio area, lawn and planting borders.

**HEATING:** Gas fired hot water central heating system complemented by sealed unit double glazing in PVC frames. There are solar panels fitted to the roof to assist the hot water system.

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

**COUNCIL TAX BAND F. EPC RATING B.**

**TENURE:** We are informed by the owners that the property is leasehold with an annual ground rent of £295.

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

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CD/SMR/070519

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1 Castlegate, Clitheroe. BB7 1AZ

T: 01200 426041 E: houses@honeywell.co.uk

The Fountains, Barrowford. BB9 8LQ

T: 01282 698200 E: barrowford@honeywell.co.uk

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