

19C COPPERFIELD CLOSE
CLITHEROE
BB7 1ER

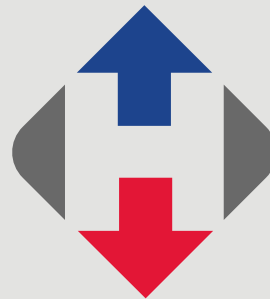
£350,000



- Excellent 4 bedroom detached house
- Spacious living room with wood burner
- Superb open plan living kitchen area
- 4 bedrooms, master en-suite
- Landscaped rear garden, parking
- Presented to an immaculate standard
- Gas CH, PVC double glazing
- 133 m2 (1,438 sq ft) approx.

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Situated on this small development of similar homes, this modern Beck home is presented to the highest standards having recently been redecorated throughout. The property has been built with high quality fixtures and fittings and stands head and shoulders above the majority of similar modern accommodation.



The accommodation comprises a spacious lounge with multi-fuel burner, study and superb open plan living kitchen with bi-fold doors onto the rear garden. On the first floor are four bedrooms, the master having en-suite facilities and there is a 3-piece house bathroom with plumbed shower.

Externally the property enjoys ample off-road parking to the front and a recently landscaped lawned rear garden which is south facing and not overlooked. The property is situated within walking distance of Clitheroe town centre and the growing number of amenities.

LOCATION: From our sales office proceed down Castle Street and turn right into Wellgate and follow the road to the T-junction at the end. Turn right, then immediately left at the mini roundabout into Pendle Road. Follow the road up and take the second right turning into Hayhurst Street. Continue along into Littlemoor Road, passing the cricket field on the right, then turn right into Copperfield Close. Proceed straight on at the junction and no 19c is on the left.

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

ENTRANCE HALLWAY: With composite external door, tiled flooring, staircase to the first floor landing.

CLOAKROOM: 2-piece white suite comprising vanity washbasin and low suite w.c., heated stainless steel towel rail, tiled flooring, part-tiled walls, low voltage lighting, extractor fan.

LOUNGE: 5.3m x 3.0m (17'6" x 9'11"); with multi-fuel burner set on stone hearth, television and telephone points, meter cupboard.

STUDY: 2.3m max, 2.1m min x 2.3m (7'8" max, 6'9" min x 7'6"); tiled flooring, telephone point.

UTILITY ROOM: 2.1m x 1.5m (6'10" x 5'); base level storage cupboards and complementary working surfaces, single drainer sink unit, plumbed and drained for automatic washing machine, housed Vaillant central heating boiler, tiled flooring, PVC external door to the side of the property.

OPEN PLAN LIVING KITCHEN: 6.8m x 7.1m max, 3.2m min (22'1" x 23' max, 10'6" min); range of modern fitted base and wall kitchen units with complementary working surfaces and splashbacks, range of built-in appliances including Siemens electric oven and grill, 4-ring induction hob with stainless steel extractor hood over, built-in dishwasher and built-in fridge freezer. **Living area** with television point and understairs storage cupboard, feature white oak effect wall, low voltage lighting, tiled floor, part-vaulted ceiling, bi-fold doors onto the rear garden.





FIRST FLOOR:

LANDING: Attic access point, low voltage lighting.

MASTER BEDROOM: 4.3m max, 3.4m min x 3.8m (14'1" max, 11'3" min x 12'7"); television point.

EN-SUITE SHOWER ROOM: With 3-piece white suite comprising vanity washbasin, low suite w.c. and shower enclosure with plumbed shower and mixer tap, low voltage lighting, extractor fan, tiled floor, half-tiled walls, heated stainless steel towel rail.

BEDROOM TWO: 4.3m max, 3.3m min x 2.9m (14' max, 10'8" min x 9'5"); television point.

BEDROOM THREE: 2.9m x 2.7m (9'5" x 9'); television point.

BEDROOM FOUR/DRESSING ROOM: 3.8m x 2.9m max, 1.9m min (12'6" x 9'8" max, 6'2" min); fitted with wardrobes and shelving to 2 walls.

HOUSE BATHROOM: With 3-piece white suite comprising low suite w.c., vanity washbasin and panelled bath with plumbed shower over, vanity screen, majority tiled walls, tiled floor, heated

stainless steel towel rail, airing cupboard housing hot water cylinder.

OUTSIDE: To the front of the property is a driveway with ample parking for 3 cars. Pathways lead down both sides to a well presented landscaped rear garden with paved patio area and majority lawned gardens with flower beds, large storage outhouse with power supply. The rear garden is not overlooked and is south facing.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in PVC frames.

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

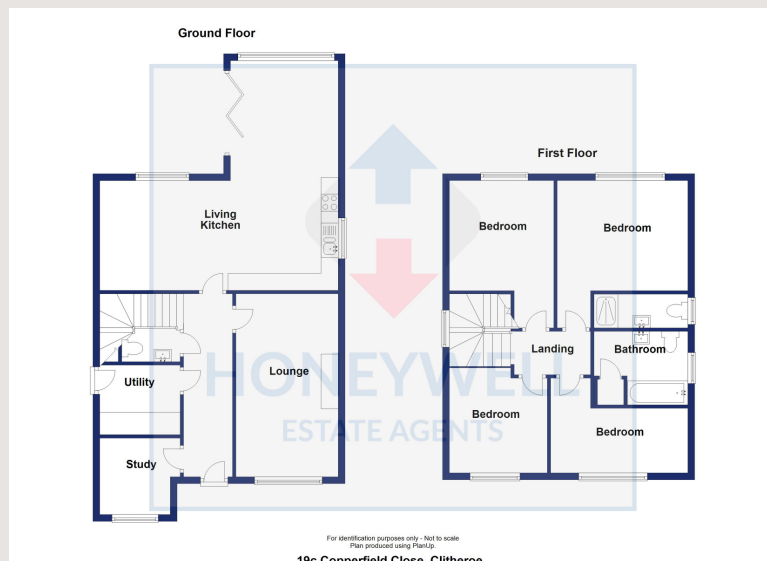
EPC: The energy efficiency rating for this property is B.

COUNCIL TAX BAND E.

VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





19c Copperfield Close, Clitheroe, BB7 1ER
MJ/SMR/191219

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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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