

5 HIGHER STANDEN DRIVE
CLITHEROE
BB7 1FT

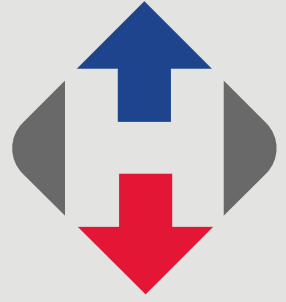
£245,000



- Immaculate semi-det family home
- Living room with French doors
- 3 bedrooms, master en-suite
- Gas CH & PVC double glazing
- Modern accommodation over 3 floors
- Excellent fitted dining kitchen
- Gardens & driveway
- 100 m² (1,076 sq ft) approx.

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Situated on the new Half Penny Meadows development, this three storey semi-detached family home is presented to a superb standard throughout and benefits from a host of upgraded options. Half Penny Meadows lies on the east side of Clitheroe and enjoys a position which benefits from easy access to the town's many local amenities as well as the by-pass which provides an excellent link to the motorway network.



The accommodation comprises an entrance hallway, bright fully fitted dining kitchen, cloakroom, living room with French doors to the rear garden, two first floor bedrooms, house bathroom and a superb master bedroom which takes up the majority of the second floor along with an en-suite shower room.

Outside the property enjoys a lawned rear garden and a driveway providing off-road parking for two cars.

LOCATION: From our sales office travel down Castle Street and turn right into Wellgate. Follow the road to the end and turn right, then left at the mini roundabout into Pendle Road. Follow the road up the hill over the next mini roundabout and then at the roundabout after that turn right into the new development and Higher Standen Drive. Number 5 is located on the left hand side.

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

ENTRANCE HALL: With composite external door, tiled flooring, built-in storage cupboard, staircase to the first floor landing.

DINING KITCHEN: 5.2m x 3.2m (17'2" x 10'5"); range of modern gloss finish base and matching wall storage cupboards with complementary working surfaces and splashbacks, soft close drawers and cupboards, range of built-in appliances including fridge freezer, dishwasher and washing machine, AEG double oven and grill, 4-ring induction hob with extractor hood over,

one and a half bowl stainless steel sink unit, low voltage lighting, open understairs area.

CLOAKROOM: With 2-piece white suite comprising low suite w.c. and pedestal hand washbasin.

LIVING ROOM: 4.2m x 3.5m (13'11" x 11'6"); with tiled flooring, television and telephone points, PVC French doors to the rear garden.

FIRST FLOOR:

LANDING: With staircase to the second floor.

BEDROOM TWO: 3.6m to wardrobes x 3.5m (11'10" to wardrobes x 11'5"); with fitted wardrobes to one wall, built-in storage cupboard.

BEDROOM THREE: 3.3m x 2.2m (10'8" x 7'1").





HOUSE BATHROOM: With a modern 3-piece white suite comprising low suite w.c., pedestal hand washbasin and panelled bath, half-tiled walls, electric shaver point.

SECOND FLOOR:

MASTER BEDROOM: 6.9m x 4.2m max (22'6" x 13'10" max); with fitted wardrobe and matching chest of drawers, 2 wall light points, double glazed Velux window.

EN-SUITE SHOWER ROOM: With 3-piece white suite comprising low suite w.c., pedestal hand washbasin and corner shower enclosure with electric shower, part-tiled walls, double glazed Velux window.

OUTSIDE: To the front of the property is a lawned garden area with hedgerow and paved pathway. The rear garden is majority laid to lawn with paved patio area. To the side of the property is a tarmac driveway providing off-road parking for 2 cars.

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.

COUNCIL TAX BAND D.

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.





5 Higher Standen Drive, Clitheroe

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