

28 BLAKEWATER ROAD
CLITHEROE
BB7 2FT

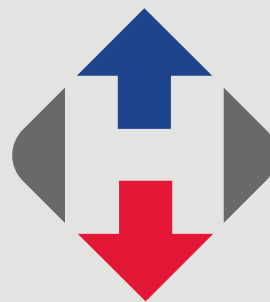
£329,000



- Superbly presented detached home
- Dining room, excellent fitted kitchen
- Large extended orangery
- Gas CH & PVC DG; FREEHOLD
- 4 good bedrooms, 2 en-suites
- Spacious bright living room
- Double driveway & integral garage
- 137 m2 (1,473 sq ft) approx.

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Presented to an exceptional standard throughout, this bright and spacious family home is situated on a modern development on the outskirts of Clitheroe, but positioned to enjoy good access to the town centre amenities and the surrounding Ribble Valley countryside.



The property has been extended by the current owners with a superb spacious orangery to the rear. Further accommodation comprises an entrance hallway, cloakroom, spacious living room, dining room, superb fitted kitchen, four first floor bedrooms, two having en-suite shower rooms and a family bathroom.

Externally there are lawned gardens to the front and rear, a driveway and integral garage.

LOCATION: From our sales office travel down Parson Lane and over the mini roundabout into Bawdlands. Take the second left turning into Henthorn Road and follow the road all the way down, passing the park on the left and continue straight on until the road forks right onto the new development. Follow this road straight around into Blakewater Road and number 28 is located on the right hand side.

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

ENTRANCE HALLWAY: With composite external door, Amtico flooring, staircase to first floor landing, open understairs storage space, alarm point, integral door to garage.

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

LIVING ROOM: 5.6m x 3.3m (18'4" x 10'10"); television and telephone points, Opti-myst fire by Dimplex in feature surround, double doors to:

DINING ROOM: 3.0m x 3.0m (9'9" x 9'9"); Amtico flooring.

DINING KITCHEN: 5.1m x 3.0m (16'10" x 9'9"); range of modern fitted base and matching wall storage cupboards with complementary working surfaces and splashback, tiled flooring, built-in electric double oven, 4-ring gas hob with stainless steel extractor over, built-in dishwasher, built-in fridge freezer, one and a half bowl stainless steel sink unit, part-tiled walls, low voltage lighting, French doors to:

ORANGERY: 5.3m x 3.8m (17'5" x 12'5"); with glass roof, tiled flooring, sliding external doors, radiator, 4 power sockets.

FIRST FLOOR:

LANDING: With 2 storage cupboards, one housing pressurized water cylinder, attic access point, telephone point.





BEDROOM ONE: 4.6m max, 4.0m min x 3.4m (15'2" max, 13' min x 11'2"); 2 built-in wardrobes, television and telephone points.

EN-SUITE SHOWER ROOM: With 3-piece suite comprising corner shower enclosure with plumbed shower, low suite w.c. and pedestal washbasin, heated stainless steel towel rail, tiled flooring, fully tiled walls.

BEDROOM TWO: 3.7m x 3.7m max, 2.8m min (12' x 12' max, 9'2" min); with built-in wardrobes to one wall, television and telephone points.

EN-SUITE SHOWER ROOM: With 3-piece white suite comprising corner shower enclosure with plumbed shower, low suite w.c. and pedestal washbasin, heated stainless steel towel rail, tiled flooring, tiled walls.

BEDROOM THREE: 3.1m x 2.7m (10'3" x 8'10").

BEDROOM FOUR: 3.3m x 2.6m (10'10" x 8'5").

HOUSE BATHROOM: With 3-piece white suite comprising panelled bath with plumbed shower over and vanity screen, low suite w.c. and pedestal washbasin, tiled flooring, tiled walls, heated stainless steel towel rail.

OUTSIDE: To the front of the property is a lawned garden and driveway providing off-road parking for 2 cars leading to integral GARAGE 4.9m x 2.7m (16'1" x 8'9") with up-and-over door, power and lighting points, wall-mounted central heating boiler.

A pathway leads down the side of the property to a good-sized majority lawned rear garden with paved patio and pathways.

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.

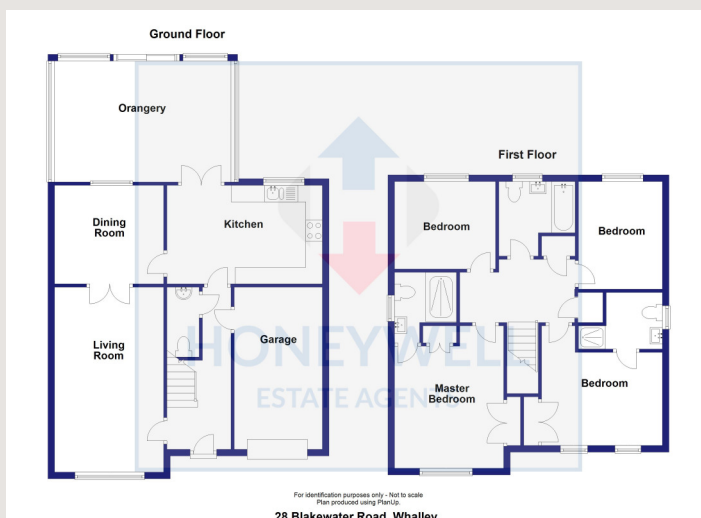
EPC: The energy efficiency rating for this property is B.

COUNCIL TAX BAND F.

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.





28 Blakewater Road, Clitheroe, BB7 2FT
MJ/SMR/200220

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