

2 IRWELL MEWS
CLITHEROE
BB7 2FR

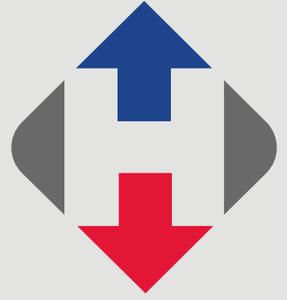
£340,000



- Spacious modern detached house
- 4 bedrooms with en-suite to master
- South-facing landscaped garden
- Driveway & detached garage
- Lounge & study/playroom
- Large open plan dining kitchen
- Fitted wardrobes in 3 bedrooms
- 121 m2 (1,300 sq ft) approx.

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A modern family detached house built in 2017 which offers stunning accommodation which is tastefully decorated throughout. The ground floor has a spacious hallway with clever hideaway fitted storage under the stairs, a 2-piece cloakroom, good-sized lounge, study/playroom, utility room and a beautiful large open plan dining kitchen with grey Shaker style units and glazed French doors opening onto rear patio. Upstairs there is a spacious landing with oak balustrade, master bedroom with wardrobes and en-suite shower room, three further bedrooms and a 3-piece house bathroom with shower over the bath.



Externally the house has been improved since it was built with landscaped gardens. There are front and side gardens and a south-facing rear garden with Indian stone paved patio, lawn and raised second stone patio area and a side driveway for up to 3 cars leading to a single detached GARAGE. Viewing is essential.

LOCATION: Travelling along Henthorn Road proceed to the end and follow the right hand bend onto Blakewater Road, proceed straight on for 300 yards and turn left onto Croal Road and then right into Irwell Mews.

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

ENTRANCE HALLWAY: Through front door with window to side, staircase off to the first floor with spindles and oak balustrade, laminate flooring, alarm control panel and clever fitted understairs storage with soft close doors with 3 shoe drawers and 2 storage cupboards.

CLOAKROOM: With 2-piece Roca white suite comprising low suite w.c with push button flush, pedestal wash handbasin with chrome mixer tap and part-tiled walls.

LOUNGE: 5.1m x 3.6m (16'7" x 11'9"); with television point.

STUDY: 3.1m x 2.7m (10' x 8'9"); with laminate flooring.

OPEN PLAN DINING KITCHEN: 5.9m x 2.9m

(19'6" x 9'4"); with modern range of grey Shaker style wall and base units with complementary dark wood effect laminate work surface with under unit lighting one-and-a-half bowl stainless steel sink unit with mixer tap, integrated Zanussi built-under double oven with 4-ring stainless steel gas hob, stainless steel splashback and stainless steel extractor canopy over, integrated dishwasher and fridge freezer.

Dining area with glazed French doors opening onto rear garden, Karndean flooring.

UTILITY ROOM: 2.9m x 1.6m (9'5" x 5'3"); with grey Shaker style wall and base units with complementary work surface, stainless steel sink unit, integrated washer/dryer, central heating boiler concealed inside wall cupboard and half-glazed door to rear garden.

FIRST FLOOR:

SPACIOUS LANDING: With spindles and oak balustrade, window to front elevation and storage cupboard housing hot water cylinder.





BEDROOM ONE: 3.7m x 3.5m (12' x 11'7"); with built-in fitted wardrobes and television point.

EN-SUITE SHOWER ROOM: With 3-piece Roca white suite comprising low suite w.c, pedestal wash handbasin with chrome mixer tap, double shower enclosure with fitted Aqualisa thermostatic shower, part-tiled walls and tiled floor.

BEDROOM TWO: 2.9m x 2.8m (9'7" x 9'3"); with built-in wardrobe and television point.

BEDROOM THREE: 2.7m x 4.1m narrowing to 3.1m (8'10" x 13'7" narrowing to 10').

BEDROOM FOUR: 2.6m x 2.0m (8'8" x 6'8"); with built-in wardrobe.

BATHROOM: With modern 3-piece Roca suite comprising low suite w.c. with push button flush, pedestal washbasin with chrome mixer tap, panelled bath with chrome mixer tap and Aqualisa thermostatic shower over, glass shower screen, part-tiled walls, tiled floor, extractor fan and shaver point.

OUTSIDE: To the front of the property is a garden with wrought iron railings and planting borders with paved pathway to front door and outside light, tarmac side driveway providing



parking for up to 3 cars leading to single detached GARAGE measuring 5.2m x 5.5m (16'11" x 18'2") with up-and-over door and personal door to side, loft storage, electric light and power. Situated to the rear of the house is a south-facing enclosed landscaped rear garden with Indian stone paved pathway, patio area with lawn with raised planting borders and raised stone paved second patio and outside lighting.

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

SERVICES: Mains water, electricity, gas and drainage are connected. Remainder of a 10 year NHBC guarantee.

TENURE: The property is leasehold with an annual ground rent of £250.

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

COUNCIL TAX BAND E.

VIEWING: By appointment with our office.





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