



**Honeywell**  
SELECT

Sunnymede Cottage, Hawthorne Place, Clitheroe, BB7 2HU  
Extended mature detached family house  
£549,950



- 4 bedrooms, 1 with en-suite
- Large kitchen with island unit
- Quiet cul-de-sac location
- 3 reception rooms
- Large drive & parking area
- 216 m<sup>2</sup> (2,327 sq ft) approx.

Clitheroe

Tel 01200 426041

Barrowford

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# SUNNYMEDE COTTAGE, HAWTHORNE PLACE, CLITHEROE

A large mature detached family house which was extensively extended in 2008 to offer bright accommodation with large rooms and feeling of space. The house is situated in a quiet corner just off Hawthorne Place in a cul-de-sac of just two houses, there is a large gravel driveway which offers ample parking and turning plus a South West-facing lawned garden with patio area.

The house has flexible accommodation on the ground floor with entrance hall open to the sitting area with log burner which is open to the dining room at the front with modern 2-piece cloakroom, there is a spacious kitchen with modern gloss units with central island unit, sitting room or ground floor bedroom four and utility room. To the rear of the house is a huge living room with large windows and glazed French doors which open onto the garden. On the first floor there is an exceptionally large master suite with fitted wardrobes and ensuite shower room, 2 further double bedrooms and a house bathroom. The property was re-modelled and re-roofed in 2008, there is gas central heating with underfloor heating in the lounge and double glazing. The house is offered for sale without chain so early Viewing is recommended.

**LOCATION:** Leaving Clitheroe centre on Waddington Road proceed under the railway bridge and turn second right into Hawthorne Place. At the end turn left and carry straight on to the end of the cul-de-sac. At the end of the cul-de-sac on the right take the private driveway and Sunnymede Cottage is the last house on the left.

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

**OPEN PORCH:** With tiled floor and oak front door leading to:

**ENTRANCE HALLWAY:** With staircase off to the first floor and open to:

**SITTING AREA:** 3.9m x 3.6m (12'11" x 11'11"); with coved cornicing, feature fireplace housing cast iron log burning stove sat on marble hearth, laminate flooring and is open to:

**DINING ROOM:** 5.1m x 3.2m (16'10" x 10'4"); with large window to front and side elevation, recess spotlighting and laminate flooring.



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**CLOAK ROOM:** With 2-piece suite comprising low suite w.c. with push button flush and pedestal wash handbasin with chrome mixer tap and tiled splashback, recess spotlighting and laminate flooring.

**SITTING ROOM/BEDROOM FOUR:** 3.9m + the bay x 3.6m (12'9" + the bay x 11'11"); with feature square bay window.

**KITCHEN:** 4.3m x 5.5m (14'1" x 17'11"); with a modern range of high gloss wall and base units with complementary solid wood work surface, under unit lighting and tiled splashback, one and a half bowl stainless steel sink unit with mixer tap, 2 Bosch electric fan ovens, gas hob with stainless steel extractor canopy over, 2 integrated fridge freezers, central island unit with solid wood work surface, pitch ceiling with two electrically operated Velux windows, ceramic tiled floor and recess spotlighting.

**LOUNGE:** 6.7m x 5.2m (22'2" x 17'2"); stunning large lounge with large windows and glazed French doors opening onto the garden, recess spotlighting and laminate flooring. This room has underfloor heating, there is an inset fireplace which is currently decorated but can also accommodate a multi-fuel stove.

**UTILITY ROOM:** 2.3m x 2.8m (7'7" x 9'3"); with solid wooden work top with storage cupboards over, plumbing for a washing machine, space for tumble dryer, half-glazed door to rear courtyard and tiled floor, utility cupboard with Vaillant central heating boiler (which was installed in 2018 and is still under guarantee) and pressurized hot water cylinder.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM ONE:** 6.8m x 5.3m (22'4" x 17'4"); with a range of fitted cream gloss wardrobes with matching drawers and dressing table, recessed spotlighting and wooden flooring.



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**EN-SUITE SHOWER ROOM:** With modern 3-piece suite comprising low suite w.c. with push button flush, pedestal wash handbasin with chrome mixer tap with bathroom cabinet and mirror above, corner shower enclosure with thermostatic shower with fixed shower head, tall chrome feature central heating radiator, recessed spotlighting, tiled walls and floor and extractor fan.

**BEDROOM TWO:** 3.8m x 3.6m (12'5" x 11'11"); with over stairs storage cupboard, range of built-in wardrobes, coved cornicing and wooden flooring.

**BEDROOM THREE:** 5.3m x 3.6m (17'3" x 11'11"); with built-in wardrobes and matching drawers, wooden flooring and outlooks towards Pendle Hill.

**BATHROOM:** With 3-piece white suite comprising low suite w.c. with push button flush, wall-hung, vanity wash handbasin with chrome mixer tap and storage drawers underneath, P-shaped shower bath with matching glass shower screen and chrome mixer tap with thermostatic shower over, fully tiled walls, chrome heated towel rail and recessed spotlighting.

**OUTSIDE:** The property is approached via a large gravel parking area providing ample parking and turning and space to build a garage subject to the necessary planning permissions. There is a good-sized garden with large lawn, Indian stone paved patio area, planting borders, boundary fencing, a rear courtyard with stone paved patio area and brickbuilt boundary wall with outside lighting and there is also an outside log store.

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

**HEATING:** Gas fired hot water central heating system complemented by sealed unit double glazing. The large lounge to the rear has under floor heating.

**COUNCIL TAX BAND E.**

**EPC:** The energy performance rating for this property is C.

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

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*Sunnymede Cottage, Hawthorne Place, Clitheroe, BB7 2HU  
CD/ZR/120121*

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