



Honeywell
SELECT

4 Priors Walk, Sawley

Stunning detached family home
£585,000



- 4 bedrooms & study
- Lounge & open plan kitchen
- Sought after village location
- Stunning views
- Gardens to front & rear
- 155 m² (1,670 sq ft) approx.

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

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4 Priors Walk Sawley, BB7 4ND

Situated in the stunning and sought after Ribble Valley village of Sawley, close to the ruins of Sawley Abbey, this detached family home provides bright, spacious and well presented living accommodation throughout. The property comprises an entrance porch, cloakroom, hallway, study, spacious living room with a multi-fuel burner, excellent sized living kitchen with a total control electric AGA, sun room and integral garage.

On the first floor are four bedrooms (three good doubles, one single), the master with a modern en-suite shower room and a house bathroom.

The property enjoys a driveway for around 3 cars and an excellent sized plot with gardens to the front and rear. The rear gardens adjoin open fields looking out over the stunning surrounding Ribble Valley countryside.

LOCATION: Leave Clitheroe on the A59 bypass and head in the direction of Skipton. Head past the Ribble Valley village of Chatburn and shortly after leave the A59 at the junction signposted Sawley. Follow the road into the village and Priors Walk can be found around 500 yards along on the left hand side.

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

ENTRANCE PORCH: With external door, tiled floor and telephone point.

CLOAKROOM: With 2-piece white suite comprising a pedestal wash handbasin and low level w.c., partially tiled walls.



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HALLWAY: With laminate wood effect flooring, staircase to the first floor landing, understairs storage cupboard.

STUDY: 2.4m x 2.1m (7'10" x 6'10"); with telephone point.

LIVING ROOM: 4.3m x 5.7m (14'3" x 18'7"); with a multi-fuel burner in a feature stone surround, television point, 4 wall light points.

LIVING KITCHEN: 6.4m max, 3.9m min x 5.9m (20'10" max, 12'10" min x 19'5"); with a range of base level storage cupboards and shelving, a total control electric AGA, plumbed and drained for an automatic washing machine and dishwasher, single drainer, ceramic sink unit, space for fridge freezer, tiled flooring, partially tiled walls, television point, sliding doors through to sun room and integral door to the garage.

SUN ROOM: 3.8m x 2.8m (12'6" x 9'3"); with power points, Indian stone floor and sliding external door to the rear of the property. The sun room enjoys a superb view of surrounding Ribble Valley countryside.

FIRST FLOOR:

LANDING: With built-in storage cupboard.

BEDROOM ONE: 4.3m x 3.6m (14'2" x 11'10").

EN-SUITE SHOWER ROOM: With a modern 3-piece suite comprising a low level w.c., pedestal hand washbasin and a walk-in shower enclosure with plumber shower and screen, tiled floors and walls, Victorian style central heating radiator/towel rail.

BEDROOM TWO: 4.1m x 3.1m (13'6" x 10'1").



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BEDROOM THREE: 3.6m x 2.7m (11'11" x 8'10").

BEDROOM FOUR: 2.6m x 2.0m max, 1.7m min (8'7" x 6'7" max, 5'8" min); with built-in wardrobes to one wall.

HOUSE BATHROOM: With a 3-piece white suite comprising a low level w.c. pedestal hand washbasin and panelled bath, laminate wood effect flooring, partially tiled walls.

OUTSIDE: To the front of the property is a lawned garden area with views out towards Sawley Abbey. A driveway provides off-road parking for approximately 3 cars and leads to an INTEGRAL GARAGE: 5.0m x 4.7m (16'5" x 15'4"); with up-and-over door, power and lighting points, personal door to the side of the property, wall-mounted combination central heating boiler.

Pathways lead around both sides of the property to a superb majority lawned rear garden with raised Indian stone flagged patios, flowerbeds and shrubs surrounding, water point and external lighting. The garden adjoins open fields and enjoys a raised spectacular view of the surrounding Ribble Valley countryside with a westerly aspect. A TIMBER STORAGE SHED: 4.6m x 2.3m (15'2" x 7'7"); with power and lighting points.

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

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

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COUNCIL TAX BAND G.

TENURE: Freehold. Note: A small part of the front garden is rented at a cost of £50/annum.

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.



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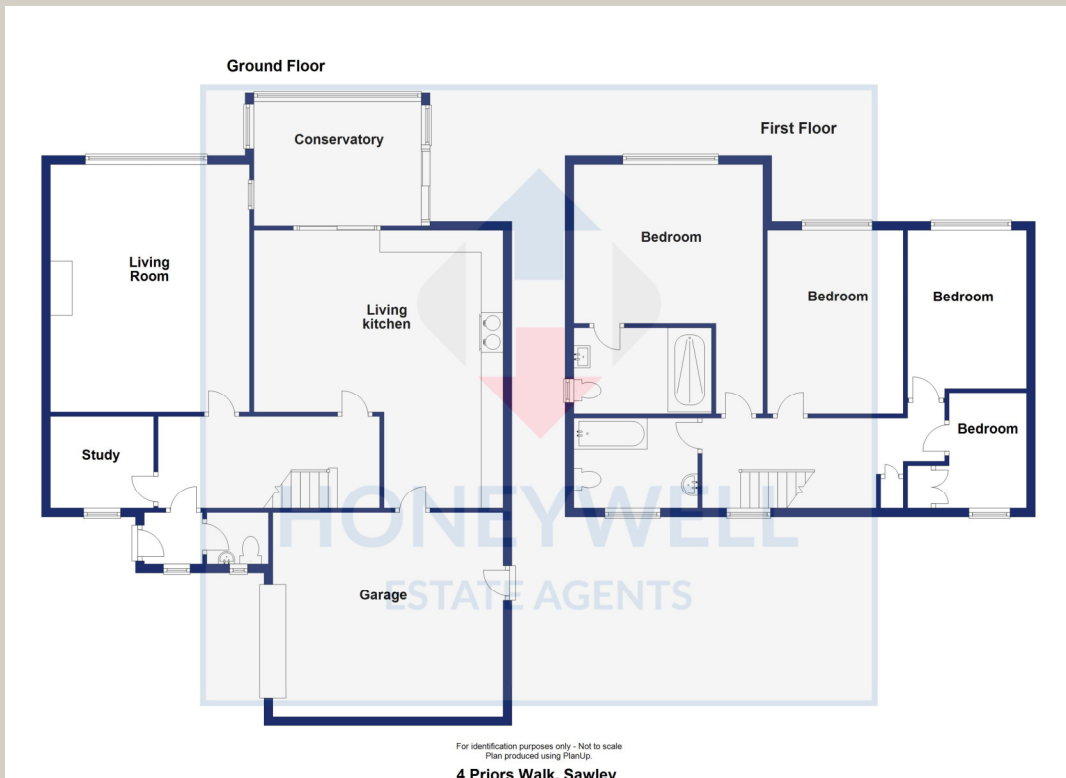
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