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SELECT

## Thursfield, Littlemoor Road, Clitheroe

Large imposing detached true bungalow

£475,000



- Through lounge & dining room
- Dining kitchen & conservatory
- 3 double bedrooms, 1 en-suite
- Stunning mature gardens
- Large driveway & double garage
- 141 m<sup>2</sup> (1,520 sq ft) approx.

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

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# Thursfield Littlemoor Rd, Clitheroe

A rare opportunity to buy a large detached true bungalow which is positioned within a good sized private plot and is within walking distance of Clitheroe town centre. This extremely desirable bungalow offers great accommodation, extending to 1,520 sq.ft, with a through lounge with feature fireplace and bay window, a dining kitchen which is open to a dining room which flows through to a UPVC conservatory at the rear.

There are three double bedrooms, two with fitted furniture. The master bedroom has an en-suite shower room and there is also a spacious 4-piece house bathroom.

Externally the property is situated across from Ribblesdale Cricket Club and Clitheroe Rugby Club with distant views across the town towards Clitheroe Castle and St James' Church. Wrought iron gates lead to a large driveway and double garage with access all around the house leading to a beautiful private mature rear garden.

Viewing is essential.

**LOCATION:** Entering Clitheroe from the Whalley/Barrow direction along Whalley Road turn right just before Aldi into Littlemoor. Proceed straight on and round the left hand bend when the road turns into Littlemoor Road. The bungalow can be found on the right hand side just after Beechwood Avenue.

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

**ENTRANCE PORCH:** With double hardwood front doors. Hardwood door leading to hallway.

**HALLWAY:** With coved cornicing, wall light points and 2 feature corner windows.



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**THROUGH LOUNGE:** 6.4m x 4.4m (20'11" x 14'5"); with dual aspect with 2 windows to the front with a view towards Clitheroe Castle and St James' Church and a large bay window to the rear. Wall light points, television point, coved cornicing and a feature stone fireplace and hearth housing a living flame coal effect gas fire.

**DINING KITCHEN:** 4.4m x 3.5m (14'4" x 11'4"); with a fitted range of wood fronted wall and base units with complementary laminate work surface and tiled splashback with under unit lighting, one and a half bowl stainless steel sink unit with mixer tap, integrated double oven, 4-ring ceramic hob with extractor over, plumbing for a dishwasher, plumbing for a washing machine, Karndean flooring and space for a dining table and chairs.

**DINING ROOM:** 2.9m x 2.8m (9'5" x 9'1"); with coved cornicing. Open to conservatory.

**CONSERVATORY:** 3.2m x 2.8m (10'4" x 9'3"); UPVC white Victorian style conservatory with fitted blinds and French doors opening onto rear garden.

**INNER HALLWAY:** With coved cornicing and built-in storage cupboard.

**BEDROOM ONE:** 5.0m into the bay x 4.9m narrowing to 3.9m (16'6" into the bay x 15'11" narrowing to 12'11"); with feature bay window, extensive range of fitted wardrobes with storage cupboards over the bed, dressing table and bedside cabinets.

**EN-SUITE SHOWER ROOM:** With a 3-piece suite comprising a low suite w.c., wall-hung wash handbasin and shower enclosure with fitted Mira shower, fully tiled walls and extractor.

**BEDROOM TWO:** 4.8m x 3.7m (15'10" x 12'0"); with 2 windows, a range of built-in wardrobes, cupboards over the bed, fitted drawers, dressing table, bedside cabinets and coved cornicing.

**BEDROOM THREE:** 3.8m x 3.4m (12'7" x 11'0") with coved cornicing.



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**BATHROOM:** With a 4-piece suite comprising a low suite w.c., bidet, pedestal wash handbasin and panelled bath with glass shower screen and thermostatic shower over, large storage cupboard with space for towel storage and hot water cylinder, heated ladder style towel rail and Karndean flooring.

**OUTSIDE:** The property is approached through wrought iron gates leading to a large tarmac driveway providing ample parking with planting borders which are well stocked with mature plants and shrubs.

There is an attached **DOUBLE GARAGE** measuring 6.4m x 4.8m (20'11" x 15'8"); with 2 up-and-over doors, 1 of which is remote control electrically operated, power and light and a wall-mounted Worcester central heating boiler which was installed in 2019.

Access along either side of the house leads to a private mature rear garden with a lawn, paved pathways, patio area, gravel area with planting and surrounding well stocked flowerbeds, mature trees and shrubs.

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

**HEATING:** Gas fired hot water central heating with a Worcester boiler installed in 2019 complemented by sealed unit double glazing. Cavity wall insulation has been installed.

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TENURE: Leasehold.

COUNCIL TAX BAND F.

EPC: The energy efficiency rating of this property is D.

VIEWING: By appointment with our office.

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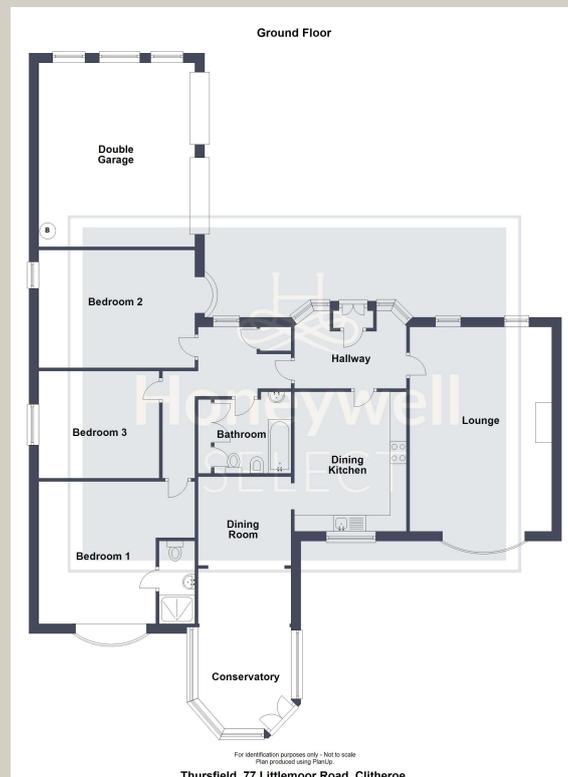
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