

29 WADDOW GROVE
WADDINGTON
BB7 3JL

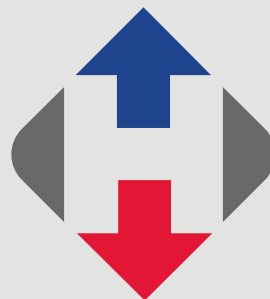
Offers around £400,000



- A stunning detached chalet bungalow
- 3 bedrooms (1 ground floor)
- Extended modern dining kitchen
- Immaculately presented accommodation
- Spacious lounge & dining room
- Much sought after Ribble Valley location
- Gas CH & UPVC double glazing
- 104 m2 (1,223 sq ft) approx.

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An immaculate detached chalet bungalow situated on a quiet and much sought after cul-de-sac in the charming Ribble Valley village of Waddington. The property offers bright and spacious living accommodation throughout with a large lounge and dining room with patio doors onto the rear gardens, a superb extended dining kitchen with a full range of built-in appliances, separate utility room, ground floor bedroom and a bathroom with a 3-piece suite. On the first floor are two further double bedrooms and a washroom.



The property enjoys gardens to the front and rear, the rear garden has a south westerly aspect and plenty of space for a garden shed and greenhouse. A driveway provides parking for approximately three cars and leads to a detached garage.

LOCATION: Leave Clitheroe on Waddington Road and head under the railway bridge. Follow the road along and out of the town passing over the bridge over the River Ribble. Continue along the road into Waddington and just before the village club on the right hand side turn right onto Waddow Grove. Follow the road around and number 29 is on the left hand side.

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

ENTRANCE HALLWAY: With UPVC external door, low voltage lighting and built-in storage cupboard.

LIVING ROOM: 4.4m x 3.6m (14'5" x 11'11"); with feature bay window, television point and a 'Living Flame' gas fire in a feature surround.

DINING ROOM: 4.6m x 3.7m max/3.1m min (15'2" x 12'0" max/10'0" min); with UPVC sliding patio doors to the rear garden and staircase to the first floor landing.

UTILITY ROOM: 3.4m x 2.2m (11'2" x 7'2"); with a range of fitted base and matching wall storage

cupboards and a housed Ideal combination central heating boiler (installed 2018), plumbed and drained for an automatic washing machine, ventilated for a tumble dryer, single drainer stainless steel sink unit and open to dining kitchen.

DINING KITCHEN: 3.6m x 3.4m (11'11" x 11'0"); with a range of modern fitted base and matching wall storage cupboards with complementary work surfaces. A range of built-in appliances including built-in double electric oven, 4-ring electric hob with a stainless steel extractor hood over, built-in dishwasher, built-in fridge-freezer, one-and-a-half bowl stainless steel sink unit, television point and UPVC external door to the rear of the property.

BEDROOM THREE: 3.1m x 2.8m (10'0" x 9'3"). Currently used as a study.





HOUSE BATHROOM: With a 3-piece white suite comprising a low level w.c., vanity wash handbasin and a panelled bath with shower mixer tap and plumbed shower over. Heated stainless steel towel rail, low voltage lighting, tiled floor and fully tiled walls.

FIRST FLOOR:

LANDING:

WASHROOM: With a 2-piece white suite comprising a low level w.c. and pedestal hand washbasin, under-eaves storage space.

BEDROOM ONE: 4.4m x 3.1m to wardrobes (14'5" x 10'3" to wardrobes); with a range of fitted wardrobes to one wall.

BEDROOM TWO: 3.5m x 3.2m to wardrobes (11'7" x 10'4" to wardrobes); with attic access point, built-in storage cupboard and fitted wardrobes to one wall.

OUTSIDE: To the front of the property is a lawned garden area with flowerbeds and shrubs surrounding. A driveway provides off-road parking for approximately 3 cars and leads to a GARAGE with up-and-over door, power and light points. To the rear of the property is a good-sized

south-westerly facing rear garden, the majority of which is low maintenance with flowerbeds, shrubs and bushes surrounding. A separate area of the garden provides space for a timber storage shed and greenhouse.

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

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

COUNCIL TAX BAND E.

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

TENURE: Freehold.

VIEWING: By appointment with our office.

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29 Waddow Grove, Waddington, BB7 3JL
MJ/CJ/270821

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