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SELECT

# 10 Woodfields, Whins Lane Simonstone, BB12 7SB

Impressive, four bedroom executive detached property  
£585,000



- Highly desirable location with views
- Contemporary German dining kitchen
- Located on prestigious development
- Stunning open views to the front
- Large lounge, study & garden room
- 4 double bedrooms, en-suite wet room
- Large driveway, double garage
- Private lawned rear garden

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

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# 10 Woodfields Whins Lane, Simonstone

A stunning modern detached house with fantastic open views to the front across open fields towards Hameldon Hill in the distance.

This large family house offers light and airy accommodation with a large lounge with bay window looking out across open fields, study and a recently fitted German open plan dining kitchen with island unit and full range of Neff appliances. Open from the dining area is a single storey garden room with insulated tiled roof which overlooks the private rear garden. The first floor comprises four double bedrooms, all with fitted wardrobes and the master en-suite has an up-to-date wet room with a contemporary finish, modern tiling and ceiling-mounted 'rain' shower head. There is a spacious landing with open views and a house bathroom with shower over the bath. The house benefits from a large block paved driveway, integral double garage and private rear garden with patio and lawn.

Situated off the extremely popular Whins Lane, Read and Simonstone offer great road links to the motorway, Whalley, Clitheroe and Burnley. The village has two primary schools, some local shops, cricket club, pub and church.

**LOCATION:** Travelling into Read from the Whalley direction, pass the cricket club on the right and turn left into Straits Lane. Proceed up the hill to the top and turn right along Whins Lane. Follow the road round the left hand bend, the right hand bend and Woodfields is the first turning on the right.

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

**ENTRANCE HALLWAY:** Through half-glazed PVC front door with glazed window to side, coved cornicing, alarm control panel, spindle staircase off to first floor with understairs storage cupboard and laminate flooring.

**CLOAKROOM:** With 2-piece suite comprising low suite w.c. and wall-hung washbasin with chrome mixer tap and tiled splashback, coved cornicing and extractor fan.



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**LOUNGE:** 5.6m + bay x 4.2m (18'4" + bay x 13'10"); feature bay window to the front offering excellent views across open fields towards Hameldon Hill, coved cornicing, window to side elevation, feature fireplace housing 'Living Flame' coal effect gas fire with stone surround and hearth with feature lighting, laminate flooring, television point.

**STUDY:** 2.6m + bay x 2.7m (8'7" + bay x 8'10"); with feature square bay front window with excellent views, coved cornicing and laminate flooring.

**OPEN PLAN DINING KITCHEN:** 8.1m x 3.0m (29'10" x 9'10"); large open plan space with newly installed fitted matt grey German kitchen with wall and base units and complementary laminate working surface and splashback with under unit lighting, sink unit with Quooker boiling water tap, integrated Neff fan oven with hideaway door, integrated combination microwave oven with plate warming drawer, full-height integrated fridge and freezer, integrated dishwasher, large central island unit with Neff 5-ring induction hob with ceiling mounted Air Force extractor fan over, breakfast bar with seating for 4 people, feature lighting, recessed spotlighting, coved cornicing, glazed French doors to rear garden.

**DINING AREA:** With coved cornicing, recessed spotlighting and open to garden room.

**GARDEN ROOM:** 3.7m x 3.5m (12'3" x 11'6"); with solid insulated pitched roof, surrounding windows and glazed door opening onto patio area, laminate flooring and television point.

**FIRST FLOOR:**

**SPACIOUS LANDING:** With spindles and balustrade, window to front elevation offering excellent views, loft access with pull-down ladder leading to partly boarded loft.



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**BEDROOM ONE:** 4.5m narrowing to 3.8m x 4.2m (14'9" narrowing to 12'6" x 13'10"); with excellent views towards Hameldon Hill, recessed spotlighting, television point, coved cornicing and fitted wardrobes.

**EN-SUITE:** With modern 3-piece suite comprising wall-hung wash handbasin with mixer tap and vanity mirror over with electric light, wall-hung w.c. with concealed cistern and push button flush and wet shower area with ceiling-mounted large fixed head shower with wall-mounted shower jets, fully tiled walls, tiled floor, graphite coloured ladder style towel rail.

**BEDROOM TWO:** 4.1m x 2.7m (13'5" x 8'10"); with coved cornicing and fitted triple wardrobe.

**BEDROOM THREE:** 3.9m x 3.0m (12'10" x 9'10"); with coved cornicing and fitted triple wardrobe.

**BEDROOM FOUR:** 3.6m x 2.7m (11'10" x 8'10"); with feature tongue and groove walls to dado height, built-in triple wardrobe and excellent views.

**BATHROOM:** With 3-piece white suite comprising low suite w.c. with push button flush, vanity wash handbasin with chrome mixer tap, storage under and vanity mirror over and panelled bath with corner chrome mixer tap and thermostatic shower over and glass shower screen, part-tiled walls, built-in shelving and storage cupboard.

**OUTSIDE:** The property has a front lawn with block paved drive providing ample parking and leading to the attached **DOUBLE GARAGE** which measures 5.4m x 5.9m (17'8" x 19'6") with sectional electrically operated up-and-over door, power and light, personal door to rear and door connecting to the dining kitchen, combination central heating boiler installed in 2017, range of base cupboards with laminate work surface and stainless steel sink unit, plumbing for a washing machine. Access along the side of the house leading to a private enclosed rear garden with paved patio area, good-sized lawn with boundary trees offering excellent privacy, outside water tap and electric socket.

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

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

**TENURE:** We are informed by the owners that the property is freehold.

**COUNCIL TAX BAND G.**

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



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*10 Woodfields, Whins Lane, Simonstone, BB12 7SB  
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