

30 ROMAN WAY
HIGHMOOR PARK
CLITHEROE
BB7 1JF

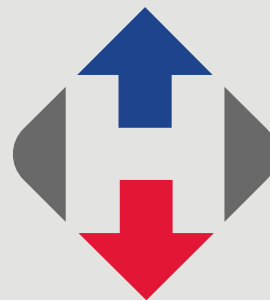
£389,000



- Spacious detached family house
- Through lounge & dining room
- Breakfast kitchen & study
- 4 bedrooms, 1 with en-suite
- Detached double garage
- Stunning south-east facing rear garden
- Convenient popular location
- 117m² (1,259 sq ft) approx.

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An attractive detached family house situated in this popular location which offers both great access to the town centre and easy vehicle access to the A59. This modern house offers light and airy accommodation with an entrance hallway, cloakroom, separate study or tv room, a through lounge with dining area to the rear with French door opening onto the rear garden, and a spacious kitchen with a range of integrated appliances. Upstairs there are four bedrooms with a modern en-suite off the master and 3-piece house bathroom.



Externally there are garden areas to the front and side, a double drive leads to a double detached garage and there is a beautiful south-east facing rear garden with large Indian stone patio and lawn. Brookside Primary School is only a short walk from the house and the town centre is around 10 minutes' walk. Viewing is recommended.

LOCATION: Leave Clitheroe centre along Shawbridge Street passing Lidl on the right hand side and proceed up the hill along Pendle Road. At the mini roundabout turn left into Highmoor Park and continue straight on to the T-junction. Turn right into Roman Way and the house is at the end on the right before turning into Bracken Hey.

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

HALLWAY: With modern composite PVC front door, coved cornicing, spindle staircase off to first floor and laminate flooring.

STUDY: 2.2m x 2.0m (7'3" x 6'7"); with coved cornicing and laminate flooring.

CLOAKROOM: With a 2-piece white suite comprising low suite w.c. and wall-hung wash-hand basin with chrome tap, coved cornicing and laminate flooring.

THROUGH LOUNGE AND DINING AREA: 3.3m x 4.8m + 3.5m x 3.3m (10'11" x 15'9" + 11'4" x 10'10"); with feature square bay window to front and glazed French doors to rear opening onto patio area. Coved cornicing, television point,

feature fireplace housing 'Living Flame' gas fire with attractive marble hearth and surround.

BREAKFAST KITCHEN: 4.3m x 3.9m (14'0" x 12'8"); with a fitted range of wood effect wall and base units with complementary dark laminate work surface and splashback with under-unit lighting.

Corner one-and-a-half bowl stainless steel sink unit with mixer tap, integrated electric fan oven, separate oven-microwave combi with plate warming drawer, 4-ring ceramic hob with stainless steel extractor canopy over, integrated fridge-freezer, integrated Neff dishwasher, plumbing for a washing machine and Worcester central heating boiler (installed in 2022) concealed inside kitchen cupboard.

Karndean flooring, attractive outlooks across the rear garden and half-glazed side door leading to side access.





FIRST FLOOR:

LANDING: With airing cupboard housing hot water cylinder, coved cornicing and loft access.

BEDROOM ONE: 3.4m x 3.4m (11'3" x 11'3"); with coved cornicing and built-in wardrobes.

EN-SUITE SHOWER ROOM: Modern 3-piece white suite comprising low-suite w.c. with push button flush, vanity wash-hand basin with circular coloured glass basin with chrome mixer tap, double shower enclosure with fitted Mira shower, part-tiled walls, tall heated towel rail and tiled floor.

BEDROOM TWO: 3.5m x 3.3m (11'5" x 10'11"); with coved cornicing.

BEDROOM THREE: 2.2m x 3.6m (7'3" x 11'9"); with coved cornicing.

BEDROOM FOUR: 2.2m x 3.4m (7'3" x 11'1"); with coved cornicing.

BATHROOM: With 3-piece white suite comprising low suite w.c., pedestal wash-hand basin with chrome mixer tap, panelled bath with chrome shower tap fitment and glass shower screen and part-tiled walls.

OUTSIDE: The property has a front garden with steps to the front door, landscaped planting borders and garden areas extending to the side of the property. There is a double tarmac driveway providing parking for two cars side-by-side leading to a **DETACHED DOUBLE GARAGE** measuring 5.2m x 5.3m (17'2" x 17'6") with two single up-and-over doors, electric, light and power, loft storage and personal door to the side.

To the rear of the property is an attractive landscaped, south-east facing rear garden with good-sized Indian stone paved patio area, lawn and planting borders which are well-stocked with plants and shrubs. There is a timber boundary fence, outside socket, outside tap and outside lighting.

HEATING: Gas fired hot water central heating system (boiler installed in 2022) complemented by sealed unit double glazing.

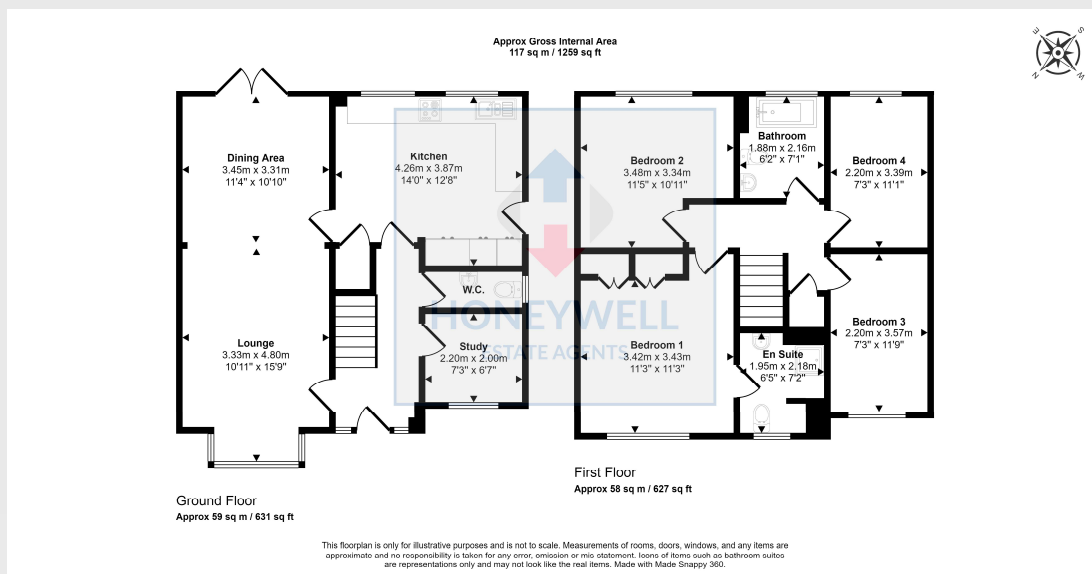
SERVICES: Mains water, electricity, gas and drainage are connected.

TENURE: Freehold.

COUNCIL TAX BAND F.

VIEWING: By appointment with our office.





30 Roman Way, Highmoor Park, Clitheroe, BB7 1JF
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