

11 CARLETON AVENUE
SIMONSTONE
BB12 7JA

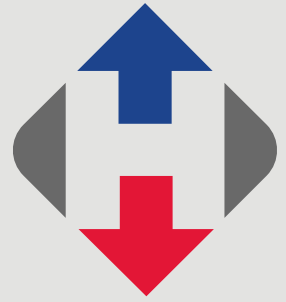
£425,000



- Large well-presented detached home
- Good-sized garden adjoining open fields
- 4 bedrooms, bathroom & shower room
- 3 reception rooms, utility room
- Stunning open plan kitchen
- Much sought after Ribble Valley location
- Gas CH & UPVC double glazing
- 160m² (1,724 sq ft) approx.

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Situated in an excellent-sized plot, adjoining open fields, on the edge of a very sought-after development in the Ribble Valley village of Simonstone. This large detached house has been extended and adapted to provide a spacious, bright and modern family home with views over the surrounding countryside.



The property boasts a superb, modern, open plan living kitchen with two further spacious reception rooms along with a useful utility room, cloakroom/w.c. and storage garage on the ground floor. The first floor provides four bedrooms and separate modern bath and shower rooms. The property also enjoys a large converted attic space, accessed via a staircase from one of the bedrooms, which offers superb scope for multiple uses.

LOCATION: Leave Whalley on Accrington Road and turn right at the lights. Follow the road along to the next traffic lights and bear left. Follow this road along until entering the village of Read which in turn leads into Simonstone. Turn left onto Bealey Avenue and at the top of the road turn right and then left again onto Carleton Avenue. Number 11 can be found on the left hand side.

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

ENTRANCE PORCH: With composite external door, tiled floor and glazed double doors to:

ENTRANCE HALLWAY: With laminate wood-effect flooring, telephone point and Victorian style central heating radiator.

CLOAKROOM: With a 2-piece suite in white comprising a low level w.c. and wash-hand basin, shelving, laminate wood-effect flooring, heated stainless steel towel rail and alarm point.

LIVING ROOM: 4.6m x 4.1m plus bay 3.3m x 1.1m (15'0" x 13'6" plus bay 10'10" x 3'6"); with feature square bay window with window seat/storage, 'Living Flame' gas fire in a feature surround, television point and 2 wall light points.

DINING ROOM: 4.1m x 3.6m (13'7" x 11'8"); with laminate wood-effect flooring, staircase to the first floor landing and UPVC patio doors to the rear garden.

DINING KITCHEN: 5.4m x 4.9m (17'8" x 16'2"); a large, bright, modern kitchen with fitted base and matching wall units and centre island with induction hob with extractor over. A range of built-in Neff appliances including 2 electric ovens, a combination microwave and a steam oven. Built-in dishwasher, double drainer sink unit with waste disposal and Quooker tap, built-in larder fridge, low voltage lighting and UPVC external door to the rear of the property. Open to:

LOUNGE: 3.8m x 2.7m (12'4" x 8'10"); with window seat/storage, low voltage lighting, television point and electric stove-effect fire.

UTILITY ROOM: 2.6m x 2.5m (8'7" x 8'4"); with base level storage cupboards and tall storage unit, single drainer stainless steel sink unit, plumbed and drained for an automatic washing machine and ventilated for a tumble dryer.





STORAGE GARAGE: 2.8m x 2.7m (9'4" x 8'10"); with up-and-over door, water tap, power and light points.

FIRST FLOOR:

LANDING: Spacious landing (currently used as a study) with built-in bookcase and shelves.

MASTER BEDROOM: 4.6m x 3.2m to wardrobes (15'1" x 10'4" to wardrobes); with fitted wardrobes along 1 wall and telephone point.

BEDROOM TWO: 3.9m x 2.6m (12'8" x 8'5"); with fitted wardrobes and built-in storage cupboard with staircase to the attic.

BEDROOM THREE: 4.3m max/3.4m min x 2.7m (14'0" max/11'0" min x 8'11"); with fitted wardrobes to 1 wall.

BEDROOM FOUR: 3.2m x 2.7m (10'6" x 9'0"); with fitted wardrobes to 1 wall, fitted desk and laminate wood-effect flooring.

HOUSE BATHROOM: With a 3-piece modern suite in white comprising a low level w.c., vanity wash-hand basin and panelled bath with shower mixer tap, heated stainless steel towel rail, built-in storage cupboard housing Vaillant combination central heating boiler, tiled floor, fully tiled walls and low voltage lighting.



SHOWER ROOM: With a modern 3-piece white suite with a low level w.c., vanity wash-hand basin and shower enclosure with electric shower. Heated stainless steel towel rail, tiled floor, fully tiled walls and low voltage lighting.

SECOND FLOOR:

CONVERTED ATTIC SPACE: 6.5m x 8.3m with some limited head height (21'0" x 27'0" with some limited head height); fully lit with power points.

OUTSIDE: The property is situated in an excellent-sized plot with an Indian stone flagged driveway providing off-road parking for 3 cars leading to the garage. The front garden is mainly laid to lawn with pebbled borders. Pathways lead round both sides of the property to an excellent-sized, majority lawned rear garden with flowerbed and shrub borders and a large Indian stone flagged patio. The rear garden adjoins open fields and enjoys superb distant views of the surrounding countryside. Two storage sheds are located to the side of the property.

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 Rating D. Freehold.





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