

SUNNYMEADE COTTAGE
CHAPEL LANE
WEST BRADFORD
BB7 4SN

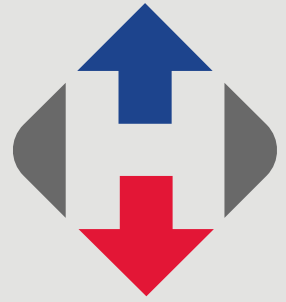


Offers around £370,000



- Semi-detached extended cottage
- Open field to rear
- 2 double bedrooms (space for 3)
- 2 reception rooms & fitted kitchen
- Driveway for 2 cars & integral garage
- 4-piece bathroom
- Lovely landscaped rear garden
- 101m² (1,089 sq ft) approx. plus garage

This stunning semi-detached stonebuilt cottage, which was extended in 2001, enjoys open aspects to the rear across an open field. The cottage has a porch to the front leading to a lounge with feature fireplace and an arch leads to a dining room with outlooks across the rear garden. The extension accommodates a spacious hallway with corner staircase and a door to the integral garage, while at the rear there is a fitted kitchen with a range of appliances and door to the garden. Upstairs there is a light and spacious landing, a huge 22'7" ft master bedroom with dual aspect and open views, a second double bedroom and a 4-piece bathroom with separate shower. It would be possible to turn the master into two bedrooms should a buyer need a 3 bedroom cottage.



Externally there is a paved driveway for two cars, front garden with stone boundary wall and a single garage with electric roller door. To the rear is a lovely, landscaped garden with paved patio, artificial lawn for easy maintenance and raised flowerbeds. The rear garden benefits from views across the adjoining field. This house offers a lovely village location, parking, garden and views.

LOCATION: On entering West Bradford from the Clitheroe direction proceed straight on and turn first right into Chapel Lane. Proceed up the hill, round the left-hand bend, turn left into Chapel Close and the cottage is on the right.

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

ENTRANCE PORCH: With PVC front door with tilt and turn window and windows to either side.

LOUNGE: 3.8m x 3.7m (12'4" x 12'2"); with television point, feature fireplace housing 'Living Flame' coal effect gas fire with attractive stone hearth and surround, archway leading to dining room.

DINING ROOM: 3.7m x 2.9m (12'3" x 9'7"); with window to rear with outlooks across the rear garden.

SPACIOUS HALLWAY: With 2 windows and corner staircase off to the first floor with spindles

and balustrade, understairs storage cupboard and doorway to integral garage.

KITCHEN: 3.4m x 2.7m (11'1" x 8'11"); with a fitted range of oak-fronted wall and base units with complementary laminate work surface, tiled splashback and under-unit lighting.

One-and-a-half bowl stainless steel sink unit with mixer tap, integrated Neff stainless steel double electric oven, stainless steel 4-ring gas hob with extractor over, integrated fridge and dishwasher, recessed spotlighting, BT telephone point and half-glazed PVC door leading to rear garden with tilt and turn window.

FIRST FLOOR:

SPACIOUS LANDING: With window to side elevation and spindles and balustrade.





BEDROOM ONE: 6.9m x 3.7m (22'7" x 12'3"); a huge dual aspect bedroom with outlooks to the front across Chapel Lane towards Pendle Hill in the distance and to the rear across the garden and open fields behind, television point. *It would be possible to turn this room into 2 separate bedrooms should a buyer want a 3 bedroom cottage.*

BEDROOM TWO: 3.6m x 3.1m (11'10" x 10'0"); with loft access.

BATHROOM: With a 4-piece suite comprising low suite w.c., pedestal wash-hand basin, panelled bath and corner shower enclosure with thermostatic shower, fully tiled walls, wall light points, recessed spotlighting and airing cupboard with radiator.

OUTSIDE: To the front of the property is a paved driveway providing parking for 2 cars, leading to an INTEGRAL GARAGE measuring 5.2m x 3.0m (17'1" x 9'11") with electrically operated remote control roller shutter door, wall-mounted Worcester combination central heating boiler, window and personal door to side. There is a good-sized front garden with paved areas, planting borders and stone boundary wall. Access along the side of the house leads to an attractive



landscaped rear garden with paved pathways, paved patio, artificial lawn for easy maintenance, raised flowerbeds and rear stone boundary wall which adjoins an open field.

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

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

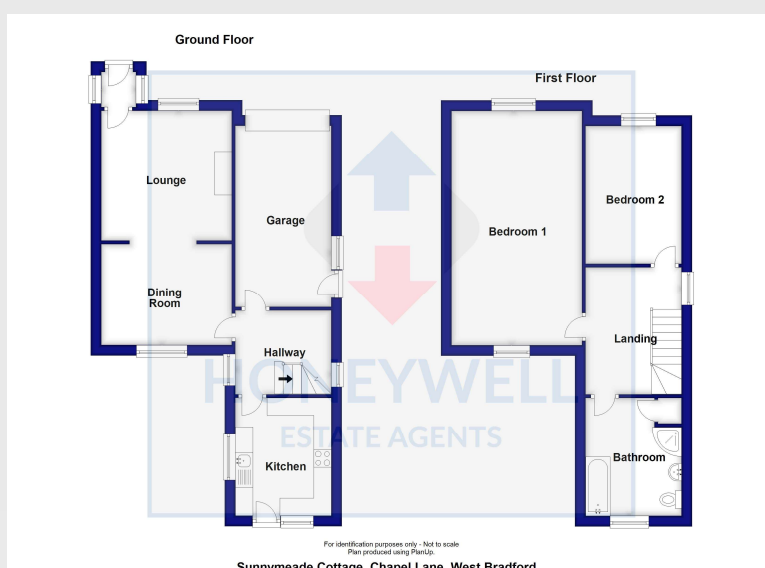
TENURE: Freehold.

COUNCIL TAX BAND C.

VIEWING: By appointment with our office.

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