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# Fellway, Waddington Road, Clitheroe

Beautiful semi-detached renovated character home  
Offers over £675,000



- Stunning open-plan living kitchen
- 4 bedrooms, 4 bath/shower rooms
- Lawned gardens, driveway & garage
- Close to both the town centre and countryside
- Finished to an outstanding standard
- 192 m<sup>2</sup> (2,065 sq ft) approx.

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Tel 01200 426041

Barrowford  
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# Fellway, Waddington Road Clitheroe

Fellway is situated in one of the most sought after areas of Clitheroe, enjoying the convenience of the attractive and vibrant town centre with its range of independent shops and services, the nearby picturesque village of Waddington, Brungerley Park and the stunning Ribble Valley countryside. The property was lovingly renovated in 2017 by the current vendors to an exceptional standard and really must be viewed to be fully appreciated.

The property boasts a centrepiece of a truly stunning open-plan living kitchen with underfloor heating throughout, a top end kitchen, three separate bi-fold doors along with floor to ceiling windows and a central multi-fuel burner. Furthermore, there is a bright and spacious separate lounge, utility and wet room, two first floor bedrooms with an en-suite and a house bathroom, and two further second floor bedrooms, one with its own en-suite shower room, cabrio Velux window and balcony.

The property enjoys a good-sized elevated plot with lawned gardens to the front and side, along with a raised tiled patio and balcony area with glass surround. To the rear of the property is a garden kitchen area with raised beds containing a mixture of vegetables and herbs, a separate patio and slate chipped pathways along with covered log stores. A tarmac driveway runs around to the rear of the property which provides off road parking and leads to a large garage and workshop area with a separate utility/store room.

**LOCATION:** From our sales office travel down Castle Street and straight onto York Street. At the roundabout turn left onto Wellgate and follow the road straight ahead over the mini roundabout onto Waddington Road. At the next bend turn right under the railway bridge still on Waddington Road. Follow the road down and to the right. Fellway is on the right hand side just before Brungerley Park.

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

**ENTRANCE VESTIBULE:** With original external door, tiled floor, oak and glass internal door to hallway.

**HALLWAY:** With tiled floor, oak staircase with stainless steel spindles to the first floor, low voltage lighting, built-in storage cupboard and double doors to the living kitchen.

**LIVING ROOM:** 4.9m x 4.2m (15'11" x 13'10"); with television and telephone points, solid fuel burner in feature surround, two wall light points and feature bay window.



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**OPEN-PLAN LIVING DINING KITCHEN:** With underfloor heating throughout.

**Kitchen Area:** 3.8m x 3.8m (12'6" x 12'4"); with a range of high quality fitted base and matching wall storage cupboards and generous centre island with composite work surfaces and high quality appliances including a Siemens induction hob with extractor hood over, Siemens wi-fi operated oven, Siemens combination oven/steam oven with warming drawer, built-in dishwasher, larder fridge with ice storage, one-and-a-half bowl sink unit with Quooker tap, overhead low voltage lighting, speaker system and patio doors onto the rear garden. Open to:

**Dining Area:** 4.5m x 3.7m (14'10" x 12'0"); with bi-fold doors to the rear garden, fully tiled floors, overhead low voltage lighting, speaker system and central multi-fuel burner. Open to:

**Living Area:** 4.5m x 3.7m (14'10" x 12'0"); with fully tiled floors, vaulted ceilings, floor to ceiling windows to the rear and two separate bi-fold doors to the front of the property, low voltage lighting, speaker system, three pendant lights and television point.

**UTILITY ROOM:** 2.3m x 2.3m approx (7'8" x 7'8" approx); with a range of fitted base and matching wall storage cupboards, integrated washing machine and dryer, built-in freezer and underfloor heating.

**WET ROOM:** With 3-piece Villeroy & Boch suite comprising a concealed low level w.c., vanity wash-hand basin and a plumbed shower, low voltage lighting, extractor fan, majority stone tiled walls and floor and underfloor heating.

**TANDEM GARAGE:** 10.2m x 4.2m (34'3" x 13'8"); with power and lighting points, three double glazed Velux windows, alarm system and roller electric door.

**UTILITY ROOM:** 2.9m x 2.0m (9'8" x 6'5"); with base level storage cupboards, single drainer stainless steel sink unit, vaulted ceiling, double glazed Velux window, shelving and external door to the front of the property.

**STOREROOM:** 2.0m x 1.1m (6'5" x 3'8"); with wall-mounted central heating boiler and pressurised cylinder and overhead hanging space.

**FIRST FLOOR:**

**LANDING:** With staircase to the second floor and built-in storage cupboard.



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**MASTER BEDROOM:** 4.9m x 4.2m (16'1" x 13'10"); with boarded wooden flooring, built-in wardrobes to one wall, Victorian style central heating radiator, low voltage lighting, television point and feature bay window.

**EN-SUITE SHOWER ROOM:** With a 3-piece Villeroy and Boch suite comprising a concealed low level w.c., suspended wash-hand basin and a walk-in shower enclosure with separate plumbed and rainfall showers, low voltage lighting, extractor fan, fully tiled walls, heated stainless steel towel rail, mirrored wall cabinet and underfloor heating.

**BEDROOM TWO:** 3.8m max/3.2m min x 3.6m to wardrobes (12'6" max/10'4" min x 11'9" to wardrobes); with built-in wardrobes to one wall.

**HOUSE BATHROOM:** With a 4-piece Villeroy and Boch suite in white comprising a concealed low level w.c., suspended wash-hand basin, panelled bath and walk-in shower enclosure with plumbed shower and separate rainfall shower, majority tiled walls and floor, low voltage lighting, extractor fan, heated stainless steel towel rail and underfloor heating.

#### SECOND FLOOR:

**LANDING:** With built-in under eaves storage space.

**BEDROOM THREE:** 4.5m into windows max/3.4m min x 3.8m max/2.8m min (14'9" into window max/11'2" min x 12'7" max/9'3" min); with boarded wooden flooring, built-in cupboards and drawers, a Velux Cabrio window which converts to a balcony area enjoying a stunning treetop view of the surrounding gardens and area, television point, low voltage lighting and vaulted ceiling.

**DRESSING AREA/STUDY:** 2.8m x 2.3m (9'3" x 7'8"); with boarded wooden flooring, hanging space, built-in desk, telephone point, low voltage lighting and double glazed Velux window.

**EN-SUITE SHOWER ROOM:** With a 3-piece suite in white comprising a low level w.c., pedestal wash-hand basin and a corner shower enclosure with electric shower, low voltage lighting, extractor fan, tiled flooring, part-tiled walls and mirrored bathroom cabinet.

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**BEDROOM FOUR:** 3.1m x 2.3m (10'2" x 7'7"); with under eaves storage space, attic access point and low voltage lighting.

**OUTSIDE:** The property is situated in a stunning elevated plot with stone flagged pathways leading to separate lawned gardens with flowerbeds, shrubs and mature trees surrounding. A pathway leads up to the main door and to an elevated patio/walkway with glass balcony and balustrade which enjoys a superb view over the surrounding front gardens. The rear garden is majority slate chipped with a separate patio area and separate raised beds with a mixture of vegetables, herbs and flowerbeds. A driveway leads around the side of the property to the rear to a private drive providing off-road parking for approximately two cars and the property's garage.

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

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

**COUNCIL TAX BAND E. EPC: D.**



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*Fellway, Waddington Road, Clitheroe, BB7 2JE  
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