

9 SHAYS DRIVE
CLITHEROE
BB7 1LL

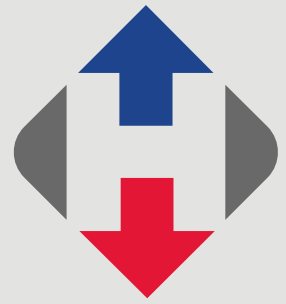
Offers over £480,000



- Superb spacious detached family home
- Extended accommodation, large plot
- 5 good-sized double bedrooms
- 3 reception rooms, dining kitchen
- Much sought after location in Clitheroe
- Large garden, driveway, 2 garages
- Gas CH & UPVC double glazing
- 233m² (2,504 sq ft) approx.

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Situated in one of the most sought-after locations in Clitheroe, the property enjoys both convenient access to the town centre's amenities and the surrounding Ribble Valley countryside. Benefitting from a cul-de-sac location, this large extended detached executive home now requires some modernisation but offers superb potential and a multitude of possibilities for a stunning home.



Accommodation currently comprises five large double bedrooms with potential for six, en-suite facilities to the master bedroom, a house bathroom, three reception rooms, a spacious dining kitchen, utility room, cloakroom and storeroom along with two attached garages. The property enjoys a large plot, with potential for further extension, subject to the usual permissions.

LOCATION: From our sales office travel down Castle Street and turn right onto Wellgate. Follow the road straight down to the T-junction, turn right and then immediately left onto Pendle Road at the mini roundabout. Follow the road up the hill, passing straight over the next mini roundabout, before taking the fourth right onto Shays Drive. Follow the road down and number 9 is on the left hand side.

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

ENTRANCE HALL: With a double glazed external door, staircase to the first floor landing, alarm point and understairs storage cupboard. Access to all reception rooms.

CLOAKROOM: 2-piece white suite comprising low level w.c. and vanity wash-hand basin.

STOREROOM: With shelving and hanging space.

LIVING ROOM: 4.7m x 3.6m (15'4" x 11'10"); with a 'Living Flame' gas fire in a feature surround, television point, 4 wall light points and double doors to:

DINING ROOM: 5.8m x 3.1m (19'0" x 11'2"); with UPVC patio doors to the rear garden.

LOUNGE: 5.6m x 4.6m (18'3" x 15'2"); with a 'Living Flame' gas fire set in a marble surround, television point and low voltage lighting.

DINING KITCHEN: 6.3m x 3.1m (20'9" x 10'1"); a Mills and Scott fitted kitchen with maple units and Corian work surfaces with base and wall level cupboards and built-in appliances including a fridge and dishwasher, Rangemaster oven with dual ovens, 4-ring gas hob, griddle and ceramic plate warmer, one-and-a-half bowl sink unit incorporated into the Corian work surface with waste disposal unit, low voltage lighting and Karndean flooring.

UTILITY ROOM: 3.1m x 3.1m (10'0" x 10'0"); with base and wall level storage cupboards, wall-mounted gas central heating boiler, single drainer stainless steel sink unit, plumbed and drained for an automatic washing machine, ventilated for a tumble dryer, alarm point, external door to the rear of the property, staircase to bedroom 5/office and internal door to garage.

GARAGE: 5.7m x 3.0m (18'9" x 9'10"); with remote electric up-and-over door, power and light points, tap shelving and cupboard.





FIRST FLOOR:

LANDING: With large airing cupboard with hot water cylinder and shelving, and attic access point with drop down ladder to a large boarded attic space.

MASTER BEDROOM: 4.6m x 4.5m (15'1" x 14'9").

EN-SUITE SHOWER ROOM: 3-piece white suite comprising a low level w.c., Corian vanity wash-hand basin and a corner shower enclosure with plumbed Grohe shower, built-in storage cupboard and low voltage lighting.

BEDROOM TWO: 4.3m x 3.6m (14'1" x 11'10") with television point.

BEDROOM THREE: 3.6m x 3.5m (11'10" x 11'5").

BEDROOM FOUR: 4.6m x 3.3m (15'0" x 10'11").

BEDROOM FIVE/OFFICE SPACE: 7.1m x 2.9m (23'1" x 9'7"); with attic access via a drop down ladder to a boarded attic space, fitted wardrobes and desks. Access from staircase in the utility room or bedroom 4.

HOUSE BATHROOM: 3-piece white suite comprising a concealed low level w.c., Corian vanity wash-hand basin, panelled bath with a plumbed shower over and vanity screen and additional



shower mixer tap. Part-tiled walls, heated towel rail and low voltage lighting.

OUTSIDE: There is a twin access driveway to the front of the property providing off-road parking for around 4 cars. A pathway leads around the side of the property to a good-sized, low maintenance, east facing garden. The tiered garden has paved patios, pathways, a large water feature to the centre, flowerbeds surrounding and a separate raised stone patio area to the rear with a covered patio and timber storage outbuilding. There are power and lighting points to the rear garden, an outside tap and two further concealed garden sheds.

GARAGE TWO: 8.8m x 3.0m (28'9" x 9'9"); with electric remote up-and-over door, power and light points and personal door to the rear. The rear space can be used as a workshop or for a second vehicle.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames. Solar panels installed September 2011 with an average income generated of £1750 p.a.

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

COUNCIL TAX BAND G.

VIEWING: By appointment with our office.





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