

3 CHAPEL CLOSE
LOW MOOR
CLITHEROE
BB7 2QT

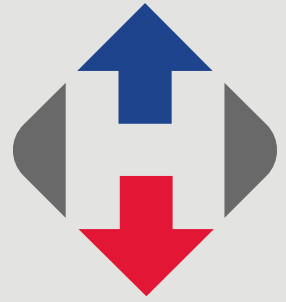
£389,000



- Individual detached family home
- 4 double bedrooms, master en-suite
- Lounge, dining room & study
- Superb fitted dining kitchen
- Large utility room, storage garage
- Elevated position enjoying excellent views
- Gas CH & UPVC double glazing
- 189m² (2,036 sq ft) approx.

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A large detached family home built on a row of individual properties constructed in 2001. The house provides stunning and spacious accommodation throughout with a grand entrance hallway, two reception rooms along with a large UPVC conservatory, an exceptional fitted dining kitchen with patio doors to the rear garden, large utility and useful cloakroom. On the first floor are four true double bedrooms, the master enjoying a modern 3-piece en-suite shower room and an excellent contemporary 4-piece bathroom with rainfall shower.



The property enjoys off road parking to the front and a storage garage with up-and-over door. To the front of the property is a lawned garden whilst to the rear is a low maintenance decked garden which is elevated and enjoys a stunning view over the surrounding area.

LOCATION: Travelling to Low Moor on Edisford Road turn right after the Spar before St Paul's Church into St Paul's Street. Turn second right into Queen Street and left at the end into Union Street. At the end of Union Street turn right into Chapel Close.

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

ENTRANCE HALLWAY: With UPVC external door and side panel, wooden flooring, alarm point, staircase to the first floor landing and understairs storage cupboard.

CLOAKROOM: 2-piece white suite comprising low level w.c. and vanity wash-hand basin, heated stainless steel towel rail, half-tiled walls and tiled floor.

UTILITY ROOM: 3.0m x 2.9m (9'9" x 9'6"); with a range of fitted base and matching wall storage cupboards with complementary work surfaces, single drainer stainless steel sink unit, plumbed and drained for an automatic washing machine, tiled floors, UPVC external door to the side of the property, housed combination central heating boiler and electric meter cupboard.

DINING ROOM: 3.1m x 3.4m (10'0" x 11'3"); with wooden flooring.

STUDY: 3.1m x 1.9m (10'0" x 6'2"); with fitted desk and shelving and wooden flooring.

LOUNGE: 4.6m x 3.9m (15'0" x 12'11"); with a 'Living Flame' gas fire in a feature surround, television point, telephone point and low voltage lighting.

UPVC CONSERVATORY: 3.5m x 3.8m (11'5" x 12'5"); enjoying elevated views over the surrounding area, boarded wooden flooring and external UPVC patio doors.

DINING KITCHEN: 3.5m x 6.4m (11'7" x 21'0"); with a range of fitted base and matching wall storage cupboards and display cabinets with complementary quartz working surfaces and breakfast bar. Tiled floor, a range of built-in appliances including 2 electric ovens, combination microwave, coffee machine, 4-ring induction hob with a stainless steel extractor over, one-and-a-half bowl stainless steel sink unit and low voltage lighting.





FIRST FLOOR:

LANDING: With feature arched ceiling and attic access point.

MASTER BEDROOM: 3.3m x 3.9m (10'11" x 12'9"); with telephone point.

EN-SUITE SHOWER ROOM: 3-piece white suite comprising low level w.c., vanity wash-hand basin and shower enclosure with plumbed shower and additional rainfall shower. Heated stainless steel towel rail, fully tiled walls, low voltage lighting, extractor fan and tiled floor.

BEDROOM TWO: 4.9m x 3.7m (16'1" x 12'1").

BEDROOM THREE: 3.5m x 3.0m (11'7" x 9'9").

BEDROOM FOUR: 3.5m x 2.6m (11'7" x 8'7").

BATHROOM: With a 4-piece contemporary suite comprising low level w.c., vanity wash-hand basin, panelled bath and corner shower enclosure with a plumbed shower and additional rainfall shower. Fully tiled walls, tiled floor, two heated stainless steel towel rails, low voltage lighting and extractor fan.

OUTSIDE: To the front of the property is a brick driveway providing off-road parking for two cars leading to a storage garage with up-and-over door, power and light points (please note this is used for storage only and does not fit a car).

Pathways lead around both sides of the property via the majority lawned front garden with flowerbeds and shrubs surrounding to a raised timber decked rear garden with a superb, elevated view over the surrounding area.

HEATING: Gas fired hot water central heating system complemented by double glazing windows in UPVC frames throughout.

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

TENURE: Freehold.

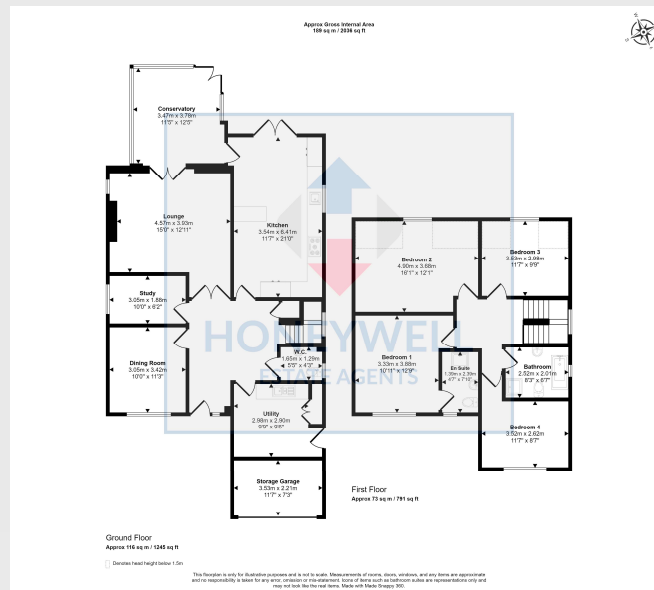
COUNCIL TAX BAND F.

EPC: The energy efficiency rating of the property is D.

VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





3 Chapel Close, Low Moor, Clitheroe, BB7 2QT
MJ/CJ/020224

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