

6 BRACKEN HEY
CLITHEROE
BB7 1LW

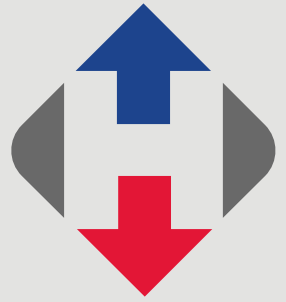
£445,000



- Stunning detached family home
- Excellent-sized corner plot
- Adjoining open fields, views of Pendle
- Modern fitted breakfast kitchen
- 4 bedrooms, master en-suite
- Superb location, detached double garage
- Gas CH & UPVC double glazing
- 134m² (1,439 sq ft) approx.

honeywell.co.uk

Situated in an excellent position on this highly sought-after estate, the property offers a great-sized plot adjacent to open countryside with views towards Pendle Hill and a large detached double garage. This fantastic family home provides a great mix of easy access to Clitheroe's many amenities coupled with the benefit of being on a family-friendly estate and with the feel of a home situated in the Ribble Vally countryside.



Accommodation comprises an entrance hallway, cloakroom, large but cosy living room, bright spacious breakfast kitchen with views of Pendle Hill, useful utility, dining room, and a superb snug or study. On the first floor there are four good-sized bedrooms (the fourth currently used as a study/craft room), with the master being particularly spacious and enjoying an en-suite shower room. The house bathroom has been recently upgraded and offers a 4-piece suite with a plumbed shower.

LOCATION: Travel down Castle Street and turn right onto Wellgate. Follow this road down to the bottom, turn right at the T-junction and immediately turn left at the mini roundabout. Follow the road up the hill to the next roundabout and turn left here onto the Highmoor Park development. At the next T-junction turn right, then right again at the next onto Bracken Hey. Number 6 can be found in the top right hand corner of the road.

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

ENTRANCE HALLWAY: With a double glazed external door, Karndean flooring, consumer unit cupboard and staircase to the first floor landing.

CLOAKROOM: Modern 2-piece suite comprising a concealed low level w.c. and washbasin, half-tiled walls, heated stainless steel towel rail and alarm point.

LIVING ROOM: 3.6m x 5.2m (11'9" x 17'0"); with electric fire in feature surround, television point and telephone point.

BREAKFAST KITCHEN: 2.8m x 4.9m (9'1" x 16'0"); with a range of modern fitted base and matching wall storage cupboards with complementary work surfaces and a range of

appliances including fridge-freezer, double electric oven, built-in dishwasher and 4-ring gas hob with a stainless steel extractor over. Single drainer sink unit, breakfast bar, part-tiled walls, Karndean flooring and understairs storage cupboard, telephone point.

UTILITY ROOM: 2.3m x 1.9m (7'7" x 6'4"); with a range of modern base and matching wall storage cupboards with complementary work surfaces, single drainer stainless steel sink unit, plumbed and drained for an automatic washing machine, fridge freezer, part-tiled walls, external door to the side of the property.

DINING ROOM: 3.6m x 3.0m (11'10" x 9'10"); with Karndean flooring and UPVC patio doors to the rear garden.

SNUG/STUDY: 2.6m x 3.0m (8'5" x 9'8"); with laminate wood effect flooring, television point, telephone point and UPVC patio doors to the rear garden.

FIRST FLOOR:

LANDING:





MASTER BEDROOM: 3.6m x 4.3m (11'9" x 14'0"); with recently fitted handleless wardrobes to one wall, telephone point.

EN-SUITE SHOWER ROOM: With a 3-piece suite in white comprising a concealed low level w.c., vanity wash-hand basin, corner shower enclosure with plumbed shower, corian surfaces, heated stainless steel towel rail, low voltage lighting, fully tiled walls, base and wall level storage cupboards and mirrored units, extractor fan.

BEDROOM TWO: 3.3m x 3.3m (10'11" x 10'11"); with built-in wardrobe to one wall.

BEDROOM THREE: 3.0m x 2.4m (9'9" x 8'0"); with built-in wardrobes to one wall.

BEDROOM FOUR: 2.4m x 3.0m (7'9" x 9'11"); currently used as a craft room with a range of built-in base and wall level storage units and low voltage lighting.

HOUSE BATHROOM: With a modern 4-piece white suite comprising a concealed low level w.c., vanity wash-hand basin, panelled bath and a shower enclosure with plumbed shower, heated towel rail, fully tiled walls, low voltage lighting, extractor fan and tiled floor.

OUTSIDE: The property is situated in an excellent-sized plot with different sections of



gardens and a boundary adjoining open fields enjoying views over the surrounding Ribble Valley countryside with Pendle Hill in the background.

A driveway provides off-road parking for 2 cars leading to a good-sized DETACHED DOUBLE GARAGE with 2 electric up-and-over doors, power and light point.

A pathway leads around the side of the garage to the front garden which has been landscaped by Holden Clough Nurseries and features a stunning range of plants, shrubs and fruit trees including damson, apple and plum with a pergola with hanging grapevines and a greenhouse. A pathway leads around the side of the property to a beautiful landscaped rear garden which enjoys views towards Pendle Hill. The rear garden is also stunningly landscaped with flowerbeds, a small pond and a variety of shrubs and plants including a fig tree and pink wisteria.

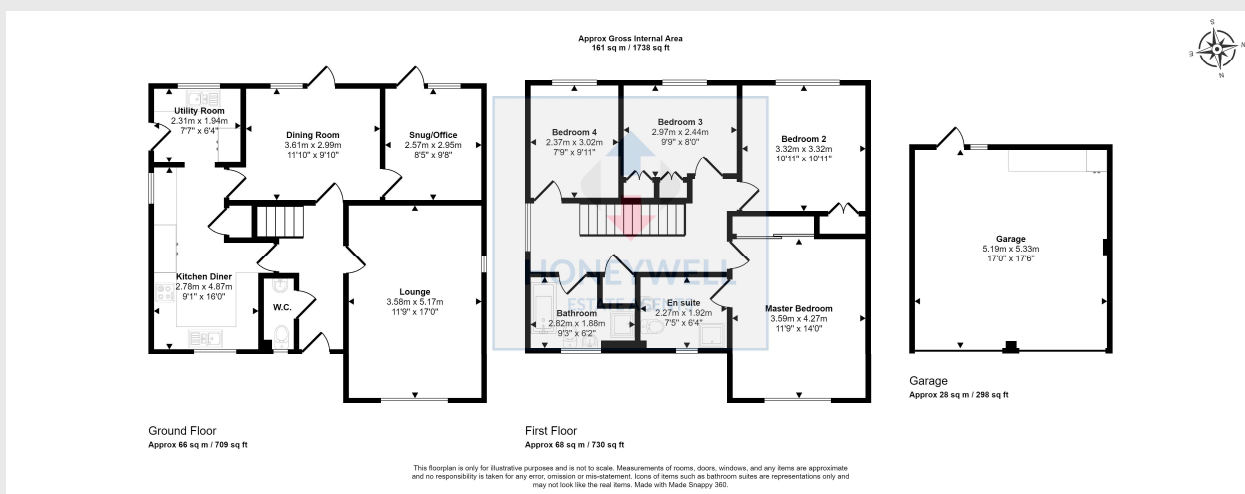
HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout. Solar panels providing reduced bills and an income. (Ask for details).

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

TENURE: Freehold.

COUNCIL TAX BAND F.





6 Bracken Hey, Clitheroe, BB7 1LW
CD/MJ/011123

Selling your house?

We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk

The Fountains, Barrowford. BB9 8LQ
T: 01282 698200 E: barrowford@honeywell.co.uk

HoneywellEstateAgents

HoneywellAgents

honeywell.co.uk

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.