



Honeywell
SELECT

Guilin, 10 Middleton Drive, Higherford

Imposing detached bungalow on large plot

£845,000



- Prime sought after area
- 3 reception rooms
- Bespoke kitchen
- 4 bedrooms & 2 bathrooms
- Driveway, private gardens
- 254 m² (2,738 sq ft) approx.

Clitheroe

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Barrowford

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Guilin, 10 Middleton Drive Higherford

A large detached true bungalow which is situated on the extremely sought after Middleton Drive on an imposing plot with large circular driveway and mature surrounding private gardens. The property is approximately 40 years old and offers large living accommodation plus four bedrooms and two bathrooms.

The imposing central hallway leads to a bay fronted living room with feature fireplace. There is a separate formal dining room, a bespoke shaker style kitchen with Corian work surfaces and central island unit which is open to a large living area with plentiful windows and French doors overlooking the garden. There is also a utility room and 2-piece cloakroom. Down the hallway are four bedrooms, three have fitted wardrobes, a 5-piece bathroom and a 3-piece shower room.

Outside, the bungalow enjoys a private location with a circular driveway, car port and double garage. The rear garden is landscaped with large stone patio, summer house with decking, large lawns, greenhouse and boundary hedging providing privacy. Viewing is recommended.

LOCATION: From Barrowford centre continue along Gisburn Road in the direction of Blacko, after crossing the bridge proceed straight on for ½ mile and turn right into Middleton Drive. Continue up the hill and the bungalow can be found on the right.

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

ENTRANCE HALL: Large split level entrance hall with cloaks cupboard and coved cornicing.

CLOAKROOM: 2-piece Roca suite comprising a low suite w.c. with concealed cistern and push button flush, vanity wash-hand basin with storage cupboards under, built-in lined oak storage cupboards and drawers.

SPACIOUS LOUNGE: 5.1m x 6.1m (16'9" x 19'10"); with glazed double doors leading from the hallway, bay window to front elevation, coved cornicing, feature ceiling rose and plasterwork, fireplace with 'Living Flame' coal effect gas fire with stone hearth and surround, television point and wall-light point.



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DINING ROOM: 4.2m x 5.5m (13'10" x 18'2"); with coved cornicing, feature Adams style fireplace with 'Living Flame' gas fire, marble hearth and inset with window to either side and glazed double doors leading to living room.

KITCHEN: 4.2m x 3.9m (13'8" x 12'11"); a bespoke solid wood cream shaker style kitchen with Corian work surfaces with molded sink and mixer tap, integrated Neff double oven, separate Neff microwave combination oven and plate warmer, 6-ring hob (4 induction rings and 2 gas rings) with extractor over, integrated dishwasher, central island unit with Corian work surface and low level hardwood breakfast bar, feature corner display cabinet, integrated full height fridge and freezer, Karndean flooring and open to living room.

LIVING ROOM: 8.6m x 4.1m (28'2" x 13'7"); a large room with windows to 2 elevations and glazed French doors opening onto rear garden providing a large open-plan living space with attractive outlooks across the garden, recessed spotlighting, coved cornicing and television point.

UTILITY ROOM: 1.7m x 2.8m (5'9" x 9'1"); with a fitted range of cream shaker style wall and base units with Corian work surfaces, integrated Miele washer dryer, Karndean flooring and half-glazed door to rear garden.

BEDROOM ONE: 4.0m x 4.5m (13'3" x 14'10"); with a fitted range of veneered wardrobes with matching drawers, bedside cabinets and headboard, coved cornicing and feature ceiling rose.

SHOWER ROOM: With a 3-piece suite comprising wall-hung w.c. with push button flush, vanity wash-hand basin with chrome mixer taps, large shower enclosure with fitted thermostatic shower, chrome tall heated ladder style towel rail, Karndean flooring and recessed spotlighting.

BEDROOM TWO: 3.4m x 3.4m (11'1" x 11'1"); with a fitted range of wardrobes, drawers, bedside cabinets and dressing table and coved cornicing.

BEDROOM THREE: 3.7m x 2.7m (12'1" x 8'10"); with built-in wardrobes, fitted drawers and coved cornicing,

BEDROOM FOUR: 3.6m x 3.7m (11'10" x 12'0"); currently used as a study with a feature electric fire.



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BATHROOM: With a 5-piece Roca white suite comprising low suite w.c. with push button flush, bidet, vanity wash-hand basin, spa bath and separate shower enclosure with thermostatic shower with mixer showerhead and separate handheld showerhead and recessed spot lighting.

OUTSIDE: The property is situated on a large plot with distant views towards open countryside. The front garden has a large circular sweeping tarmac driveway with entrance and exit, central lawn with planting borders and mature trees. There is a covered CAR PORT and DOUBLE GARAGE measuring 5.4m x 5.3m (17'10" x 17'4") with electrically operated up-and-over door, power and light. Situated to the side of the garage is space for a caravan or motorhome storage.

To the rear, the property has a large 2-tier garden with Indian stone paved patio area and pathways with a gravelled area with feature fountain, lawn leading to TIMBER SUMMERHOUSE with decked patio area, mature planting and mature hedging offering excellent privacy. Wrought iron railings and stone steps lead down to the lower tier with a large lawn with GREENHOUSE, planting borders, cold water tap and outside lighting.

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

HEATING: Gas fired hot water central heating complemented by PVC double glazing.

TENURE: Freehold.

COUNCIL TAX BAND: G

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.



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Approx Gross Internal Area
254 sq m / 2738 sq ft



Floorplan
Approx 224 sq m / 2409 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Simple 360.

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