

5 SUNDROP CLOSE
CLITHEROE
BB7 1FH

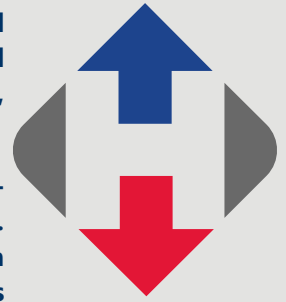
£465,000



- Detached dormer bungalow
- 4 bedrooms, 2 with en-suite
- Open-plan living dining kitchen
- Ground floor en-suite bedroom
- Private south-east facing rear garden
- Driveway & detached garage
- Attractive cul-de-sac location
- 131m² (1,407 sq ft) approx.

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A stunning spacious detached dormer bungalow which offers flexible and future proof accommodation with one ground floor en-suite double bedroom and ample ground floor living space. Built by Jones Homes in 2017, this attractive home offers bright and airy accommodation. The property is located on a cul-de-sac with side driveway, detached garage and private south-east facing garden to the rear.



The central hallway with Karndean flooring leads to a bay-fronted lounge and a bay-fronted bedroom with fitted wardrobes and en-suite Jack and Jill shower room. Spanning the full width of the rear of the house is an open-plan living dining kitchen with French doors opening onto the rear garden, plus a useful utility room. Upstairs are three bedrooms, the master bedroom has a dressing area and en-suite shower room, while the other two bedrooms benefit from fitted wardrobes. The property is freehold and still has a valid 10 year NHBC guarantee. This property would suit all ages, with the ground floor bedroom offering flexibility with this room currently used as an additional sitting room. Other benefits include wider than standard ground floor doorways to allow for good mobility/wheelchair access, a landscaped rear garden with feature lighting, side driveway for 2-3 cars and an energy rating B.

LOCATION: On entering Clitheroe from the Whalley direction turn right just before Aldi into Littlemoor Road. Proceed straight on and round the left-hand bend and turn left into Primula Crescent and then first left into Sundrop Close.

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

ENTRANCE HALL: With modern composite front door, spindle staircase off to first floor with understairs storage cupboard, alarm control panel and Karndean flooring.

LOUNGE: 3.3m x 5.8m (10'11" x 19'1"); with bay window to the front, window to side elevation and television point.

BEDROOM TWO: 3.2m x 4.1m (10'4" x 13'5"); with bay window, fitted double wardrobes and door to:

JACK AND JILL SHOWER ROOM: With access from the hallway and bedroom two with a modern 3-piece suite comprising low suite w.c. with push button flush, pedestal wash-hand basin with chrome mixer tap, corner shower enclosure with fitted thermostatic shower with fixed showerhead and separate handheld showerhead, fully tiled walls, tiled floor, recessed spotlighting and extractor fan.

LARGE OPEN-PLAN LIVING DINING KITCHEN:

An attractive open-plan room spanning the rear of the house.

Living Area: 3.3m x 3.7m (10'9" x 12'0"); With television point and window overlooking rear garden. **Dining Area:** With Karndean flooring and glazed French doors opening onto patio area.

Kitchen Area: 5.3m x 3.2m (17'4" x 10'6"); with a fitted range of cream Shaker style wall and base units with complementary wood effect laminate work surface and splashback with under-unit lighting, one-and-a-half bowl stainless steel sink unit with mixer tap, integrated Neff double oven, stainless steel 4-ring gas hob with stainless steel splashback and extractor canopy over, integrated fridge-freezer and dishwasher, Karndean flooring and feature low level LED lighting.

UTILITY ROOM: 1.9m x 1.5m (6'4" x 4'10"); with cream Shaker style units with wood effect laminate work surface, one bowl stainless steel sink unit with mixer tap, plumbing for a washing machine, space for a tumble dryer, Vaillant central heating boiler concealed inside wall cupboard, Karndean flooring and glazed PVC door to side access pathway.





FIRST FLOOR:

LANDING: With storage cupboard housing hot water cylinder.

BEDROOM ONE: 3.1m x 6.5m (10'2" x 21'4"); L-shaped bedroom with dressing area, dormer window to the front and Velux window to the rear, television point and dressing area.

EN-SUITE SHOWER ROOM: 3-piece white suite comprising low-suite w.c. with push button flush, pedestal wash handbasin with chrome mixer tap and a fitted shower enclosure with thermostatic shower with fixed showerhead and separate handheld showerhead, chrome heated ladder style towel rail, fully tiled walls, tiled floor and Velux window.

BEDROOM THREE: 3.5m x 3.0m (11'5" x 9'11") with dormer window to front elevation and built-in wardrobes.

BEDROOM FOUR: 3.0m x 3.2m (9'11" x 10'8") with 2 Velux windows and built-in wardrobes.

BATHROOM: 4-piece suite comprising low suite w.c. with push button flush, pedestal washbasin with chrome mixer tap, panelled bath with chrome shower tap fitment and a shower enclosure with fitted thermostatic shower with fixed showerhead and separate handheld shower head, chrome heated ladder style towel rail, tiled

floor, fully tiled walls, Velux windows, recessed spotlighting and extractor.

OUTSIDE: To the front of the property is a central pathway leading to the front door with attractive well-stocked garden areas to either side with lawn and planting borders. Tarmac side driveway providing parking for 2-3 cars leading to a SINGLE DETACHED GARAGE measuring 5.3m x 2.5m (17'4" x 8'4") with up-and-over door, power, light and side personal door leading to garden.

To the rear is a south-east facing private garden with Indian stone paved pathways and patio areas with central circular lawn, raised stone flowerbed with feature LED lighting, timber storage shed and timber boundary fence.

HEATING: Gas fired hot water central heating system complemented by sealed unit double glazing.

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

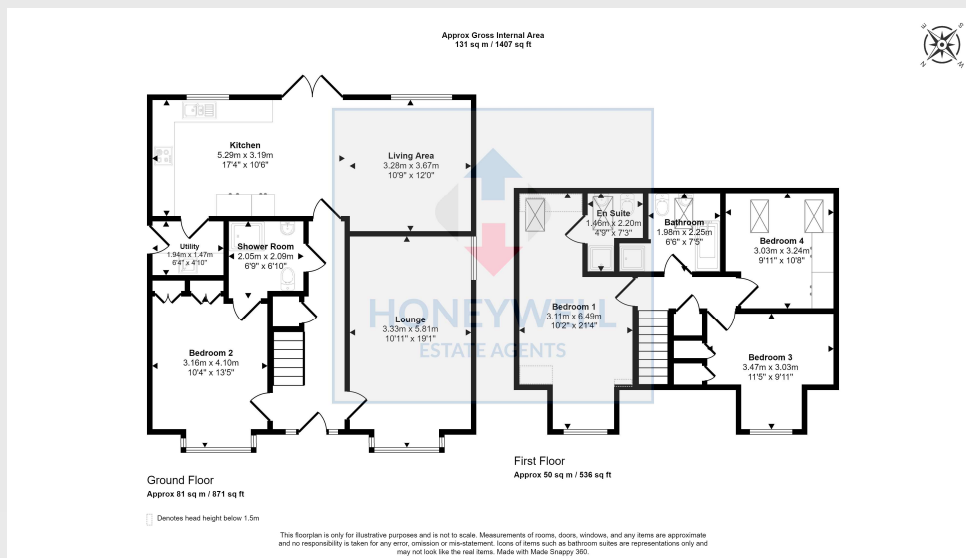
ADDITIONAL INFORMATION: All the ground floor doors are wider than standard to allow for good mobility or wheelchair access. There is an alarm system fitted and a valid NHBC guarantee.

TENURE: Freehold.

ESTATE CHARGE: There is an estate charge of £205 per annum (2024).

COUNCIL TAX BAND F. EPC: Rating B.





5 Sundrop Close, Clitheroe, BB7 1FH
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