

28 HAWTHORNE PLACE  
CLITHEROE  
BB7 2HU

£375,000



- Extended bay fronted semi-detached
- 2 separate reception rooms
- 4 bedrooms, 1 en-suite
- Fitted kitchen & large utility room
- Driveway, garage & solar panels
- Good-sized landscaped rear garden
- Extremely convenient location
- 151m<sup>2</sup> (1,630 sq ft) approx. inc garage

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**A mature bay fronted semi-detached house which has been extended to the side to create a spacious family house which is only a short distance from Clitheroe town centre and the train station.**

**The property has a hallway, cloakroom, lounge with bay window, separate dining room with French doors opening onto the garden, a modern fitted kitchen with appliances and large useful utility room. Upstairs there are four bedrooms, the master has a dressing area and en-suite shower room and there is a 3-piece bathroom with spa jet bath. Outside there is a driveway, front garden, integral garage and a good-sized rear garden with various patios, lawn, planters and a timber summer house.**

**The property benefits from gas central heating, hardwood double glazing and 12 solar panels with battery storage to keep energy bills down. Viewing is recommended.**

**LOCATION:** From our sales office continue along Castle Street and turn left at the crossroads into King Street. At the mini roundabout next to Dawsons turn right into Railway View Road and then after 250 yards turn left under the railway into Waddington Road and Hawthorne Place is second on the right.

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

**ENTRANCE PORCH:** Through glazed hardwood double doors with glazed door leading to:

**HALLWAY:** With staircase off to first floor with hardwood spindles and balustrade and understairs storage cupboards.

**CLOAKROOM:** 2-piece white suite comprising low suite w.c. with push button flush and wall-hung corner wash-hand basin with chrome taps, tiled floor and part-tiled walls.

**LOUNGE:** 4.0m x 4.2m (13'0" x 13'9"); with bay window to front, coved cornicing, picture rail, television point, fireplace with gas fire with marble hearth and inset and wooden surround.

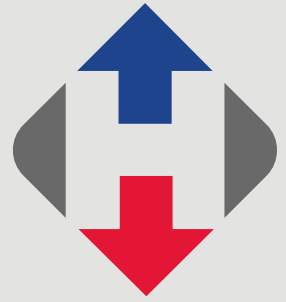
**DINING ROOM:** 3.6m x 4.2m (11'10" x 13'9"); with hardwood square bay window with glazed French doors opening onto the rear garden, gas fire, coved cornicing and picture rail.

**KITCHEN:** 2.3m x 4.2m (7'7" x 13'8"); with a modern range of cream shaker wall and base units with dark laminate work surface and under-unit lighting, one-and-a-half bowl single drainer sink unit with mixer tap, integrated Bosch double oven, Neff 4-ring ceramic hob with stainless steel and glass extractor canopy over, integrated fridge, integrated freezer, integrated dishwasher and recessed spotlighting.

**UTILITY ROOM:** 3.4m x 3.9m (11'10" x 12'10"); a large room with fitted base cupboards with laminate work surface, one-and-a-half bowl sink unit with mixer tap, plumbing for a washing machine, space for freezer, half-glazed hardwood door leading to rear garden, wall-mounted Worcester combination central heating boiler, recessed spotlighting and door to garage.

**FIRST FLOOR:**

**LANDING:** With hardwood spindles and balustrade and loft access with pull-down ladder leading to part-boarded loft.





**BEDROOM ONE:** 3.2m x 4.9m (10'4" x 15'11").

**DRESSING AREA:** 1.6m x 1.7m (5'3" x 5'8"); with fitted wardrobes and window to side elevation.

**EN-SUITE SHOWER ROOM:** 3-piece white suite comprising low suite w.c. with push button flush, pedestal wash-hand basin with chrome taps and a shower enclosure with fitted mixer shower, part-tiled walls and extractor fan.

**BEDROOM TWO:** 3.3m x 3.7m (10'10" x 12'0"); with fitted wardrobes in both alcoves.

**BEDROOM THREE:** 3.7m x 3.6m (12'2" x 11'10"); with fitted storage cupboards.

**BEDROOM FOUR:** 2.2m x 2.4m (7'3" x 7'9").

**BATHROOM:** 3-piece white suite comprising low suite w.c. with concealed cistern, vanity wash-hand basin with chrome taps and storage cupboards under, spa jet panelled bath with thermostatic shower over and folding glass shower screen, fully tiled walls and tiled floor.

**OUTSIDE:** To the front of the property is a brick boundary wall with brick gateposts leading to a tarmac driveway. The front garden is paved for easy maintenance. There is a SINGLE INTEGRAL GARAGE with power, light and door to the utility room. The garage currently has a partition wall



halfway along providing a gym to the rear and storage to the front.

There is access along the side of the house leading to a good-sized three tier enclosed landscaped rear garden with various stone paved patios, raised planters, lawn, boundary fencing and timber summer house.

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

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

**ADDITIONAL INFORMATION:** The property has 12 PV (solar) panels fitted to the roof which were installed in 2021 with 2 x 3.5KWh batteries which will store the energy generated. This energy can then be used instead of drawing energy from the national grid to reduce energy bills and the carbon footprint.

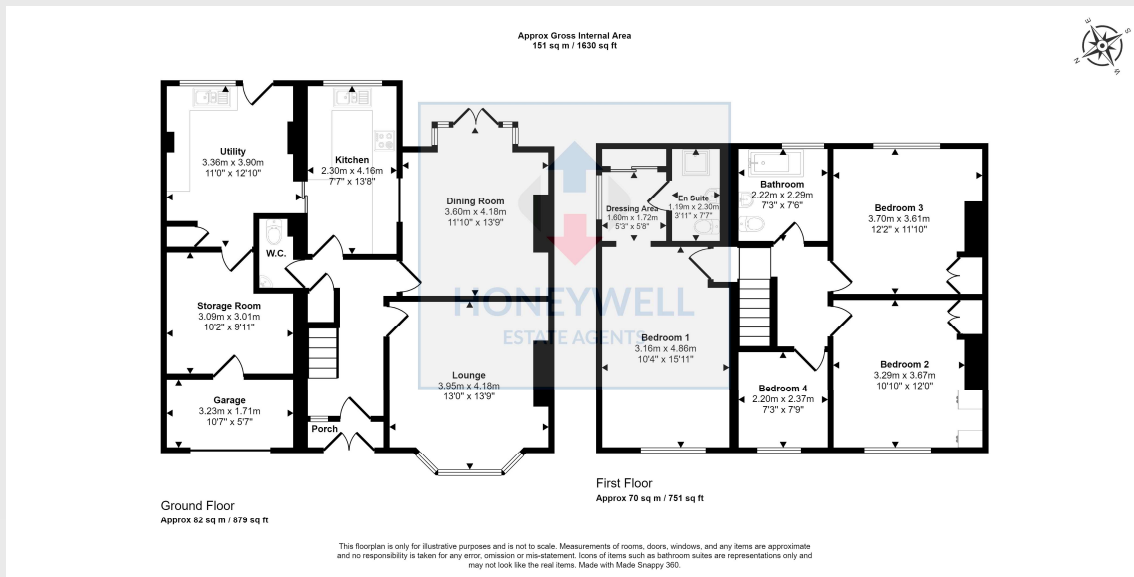
**TENURE:** Leasehold.

**COUNCIL TAX BAND D.**

**VIEWING:** By appointment with our office.

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28 Hawthorne Place, Clitheroe, BB7 2HU  
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