



Honeywell
SELECT

40 Eastfield Drive, West Bradford

A stunning detached family home

£575,000



- Fully renovated & extended
- Elevated corner plot
- Adjoining open fields
- 4 double bedrooms
- Living kitchen with bi-fold doors
- Driveway & garage
- 165 m² (1,776 sq ft) approx. plus garage

Clitheroe

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Situated in an elevated corner position, enjoying a large plot which borders open fields on two sides, this stunning detached home has been extended and renovated to a exceptional standard by the current owners. The property benefits from good-sized gardens to three sides that enjoy beautiful open and distant views over the surrounding area.

Internally the property has been drastically altered from its original structure. It now boasts a ground floor with a stunning open-plan living kitchen with bi-fold doors onto the gardens, living room with large picture window, conservatory with glass roof and open views, useful utility linked to the large garage, ground floor shower room and double bedroom. On the first floor are a further three double bedrooms, with the master enjoying a spacious en-suite shower room, and a separate house bathroom.

LOCATION: From our sales office travel down Castle Street onto York Street and turn left at the roundabout onto Well Terrace. At the next roundabout turn right onto Pimlico Road and follow this road to the end. Turn left here and follow the road over the bridge into the village of West Bradford. Turn right at the next T-junction and follow the road along for a short while before turning left onto Hillside Drive and then right onto Eastfield Drive. Number 40 is in the top right hand corner of the road.

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

ENTRANCE PORCH: With a UPVC external door, stone flooring and UPVC double doors through to:

HALLWAY: With staircase to the first floor landing and built-in understairs storage cupboard.

SHOWER ROOM: With a modern 3-piece suite in white comprising a corner shower enclosure with plumbed shower, vanity wash-hand basin and concealed low level w.c., fully tiled walls, cushioned vinyl floor, double glazed Velux window and wall cabinet with lighting.

BEDROOM FOUR: 3.6m x 2.9m (11'8" x 9'7").

LOUNGE: 3.7m x 4.7m (12'2" x 15'7"); with large picture window enjoying views over the gardens.



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OPEN-PLAN LIVING KITCHEN: 5.6m x 3.2m + 5.5m x 3.3m (18'4" x 10'6" + 17'11" x 10'10"); with a range of fitted base and matching wall storage cupboards and drawers with quartz work surfaces and centre island, Bosch built-in electric oven and combination microwave, Neff induction hob incorporating a central extractor, built-in dishwasher, built-in wine chiller, corner pantry units, built-in fridge and freezer, under unit lighting, low voltage spotlighting, underfloor heating and bi-fold doors onto the rear garden.

UPVC CONSERVATORY: 3.3m x 4.9m (10'9" x 15'11"); with glass roof, two wall light points, ceiling lights/fan and UPVC sliding doors to the rear garden.

UTILITY ROOM: 1.7m x 2.8m (5'7" x 9'1"); with a range of base level storage cupboards and floor-to-ceiling storage cupboards, single drainer stainless steel sink unit and Rockdoor to:

ATTACHED GARAGE: 3.4m x 5.7m (11'0" x 18'7"); with up-and-over door, power and light points, Worcester wall-mounted combination central heating boiler, plumbed and drained for an automatic washing machine, space for tumble dryer, single drainer stainless steel sink unit, UPVC external door to the rear of the property and overhead storage space accessed via a drop-down ladder.

FIRST FLOOR:

LANDING: With double glazed Velux window and attic access point with drop-down ladder.

BEDROOM ONE: 4.1m x 3.8m (13'6" x 12'6"); with under eaves storage space.

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 rainfall and mixer shower, cushioned vinyl floor, fully tiled walls and extractor fan.

BEDROOM TWO: 2.6m x 5.0m (8'6" x 16'6"); with low voltage lighting and floor-to-ceiling contemporary window.



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BEDROOM THREE: 2.7m x 3.9m (8'9" x 12'9"); with low voltage lighting and floor-to-ceiling contemporary window.

BATHROOM: With a 3-piece suite in white comprising a concealed low level w.c., vanity wash-hand basin and a P-shaped bath with plumbed shower and mixer shower, fully tiled walls and cushioned vinyl floor.

OUTSIDE: The property is situated in an excellent-sized plot with good-sized gardens to the front, side and rear. The garage is accessed via a tarmac driveway providing off-road parking for around three cars. Pathways lead around both sides of the property to majority lawned gardens with large elevated Indian stone flagged patio areas, raised beds, flowerbeds and shrubs. The gardens which adjoin open fields to two sides enjoy commanding views over the village and surrounding area.

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

HEATING: Gas fired hot water central heating complemented by underfloor heating to the living kitchen and utility room and UPVC double glazed windows throughout.

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TENURE: Freehold.

COUNCIL TAX BAND: E

VIEWING: By appointment with our office.



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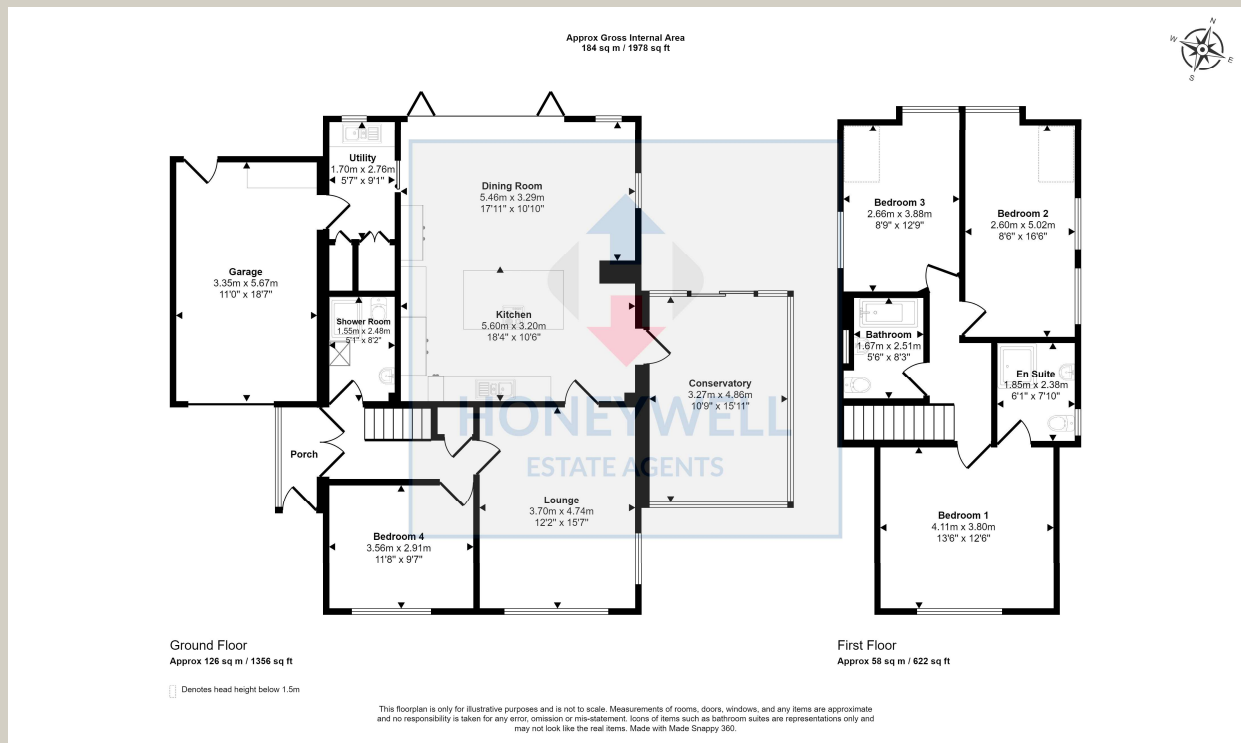
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