

3 SUNDROP CLOSE
CLITHEROE
BB7 1FH

£435,000



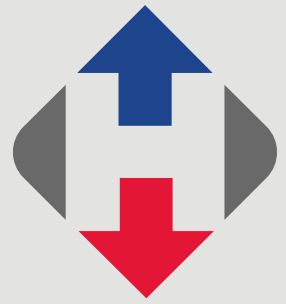
- Stunning detached family home
- Spacious living accommodation
- Large open-plan living kitchen
- 3 double bedrooms, master en-suite
- Separate lounge, utility & garage
- Beautiful plot, south-facing garden
- Gas CH & UPVC double glazing
- 133m² (1,428 sq ft) approx. inc garage

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Situated on a small exclusive development off Littlemoor Road, a short walk from Clitheroe town centre, this large detached dormer bungalow offers spacious and bright accommodation.

The ground floor comprises a stunning open-plan living kitchen with patio doors leading onto the large rear south-facing gardens, a separate lounge, useful utility and cloakroom. On the first floor are three double bedrooms, all with fitted furniture, and a house bathroom. The master bedroom benefits from a dressing area and en-suite.

Externally, the property offers an integral storage garage, driveway for two cars, a lawned front garden and a south-east facing rear



LOCATION: From our sales office travel down Castle Street and turn right onto Wellgate. Follow the road to the bottom and turn right at the T-junction and then immediately left at the roundabout onto Pendle Road. Take the third right onto Hayhurst Street and follow this road onto Littlemoor Road. Pass the cricket and rugby clubs and then turn right onto Primula Crescent and then first left onto Sundrop Close. Number 3 is on the left hand side.

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

ENTRANCE HALLWAY: With a composite external door, staircase to the first floor landing, understairs storage cupboards and Karndean flooring.

LOUNGE: 3.3m x 5.1m (10'11" x 16'9"); with feature square bay window and television point.

OPEN-PLAN LIVING DINING KITCHEN: 3.3m x 4.2m + 5.2m x 3.2m (10'11" x 13'9" + 17'1" x 10'5"); with Karndean flooring, television point, a range of modern fitted base and matching wall storage cupboards with built-in appliances including fridge-freezer, dishwasher, double oven and grill, combination microwave, one-and-a-half

bowl stainless steel sink unit, 4-ring gas hob with extractor hood over, wine rack, larder drawers, Karndean flooring and UPVC patio doors to the rear garden.

UTILITY ROOM: 4.1m x 1.5m (13'5" x 4'11"); with base and wall level storage cupboards, plumbed and drained for an automatic washing machine, housed central heating boiler, space for a fridge-freezer, Karndean flooring and UPVC external door to the side of the property.

CLOAKROOM: 2-piece suite in white comprising a low level w.c. and pedestal wash-hand basin and extractor fan.

STORAGE GARAGE: 3.1m x 4.0m (10'1" x 13'0"); with up-and-over door, power, light, electric consumer unit and built-in storage cupboards.

FIRST FLOOR:

LANDING: With built-in storage cupboard housing hot water cylinder.





BEDROOM ONE: 3.1m x 6.5m (10'3" x 21'3"); with television point, built-in wardrobes, matching cupboards and bedside tables, Velux window and low voltage lighting.

EN-SUITE SHOWER ROOM: 3-piece white suite comprising a low level w.c., pedestal wash-hand basin and a shower enclosure with plumbed and rainfall showers, heated stainless steel towel rail, majority tiled walls, Velux window, Karndean flooring and extractor fan.

BEDROOM TWO: 4.4m x 3.1m (14'3" x 10'0"); with television point, built-in drawers and wardrobe.

BEDROOM THREE: 3.1m x 3.2m (10'0" x 10'5"); with 2 double glazed Velux windows, under eaves storage space, built-in wardrobes, built-in shelving and cupboard unit and attic access point.

HOUSE BATHROOM: With 3-piece white suite comprising a low level w.c., pedestal wash-hand basin and a panelled bath with plumbed shower over and vanity screen, double glazed Velux windows, heated stainless steel towel rail and Karndean flooring.

OUTSIDE: To the front of the property is a driveway providing off-road parking for 2 cars



leading to an INTEGRAL STORAGE GARAGE. The front garden is laid to lawn with shrubs and flowerbeds.

Pathways lead around both sides of the property to an excellent-sized majority lawned rear garden with Indian stone flagging and a raised decked patio area. The rear garden enjoys a south-easterly aspect and is not overlooked.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout.

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

TENURE: Freehold.

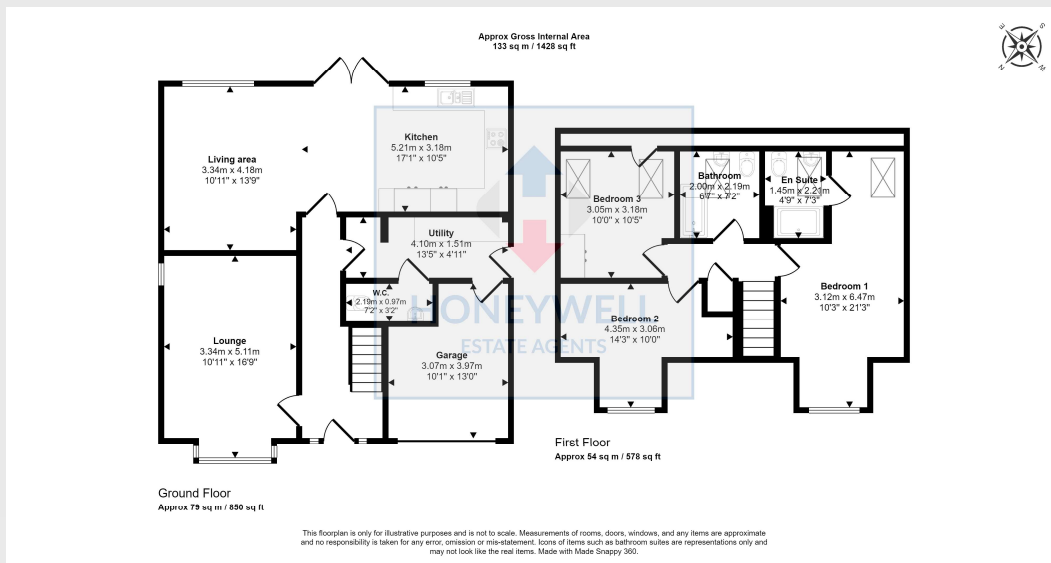
ESTATE CHARGE: There is an estate charge of £205 per annum which covers the maintenance of the estate's grounds and trees.

COUNCIL TAX BAND E.

EPC: The energy efficiency rating of the property is B.

VIEWING: By appointment with our office.





3 Sundrop Close, Clitheroe, BB7 1FH
MJ/CJ/100524

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