



**Honeywell**  
SELECT

# 1 Loach Field Close, Hurst Green

Stunning modern 3-storey detached house  
£679,000



- 4 bedrooms, 3 bathrooms
- 2 reception rooms, cloakroom
- Full width family dining kitchen
- Large drive & detached garage
- Lovely outlooks across green
- Superb village location
- Air source central heating system
- 137 m<sup>2</sup> (1,471 sq ft) approx. plus garage

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Clitheroe 01200 426041



# 1 Loach Field Close Hurst Green

A fantastic modern detached house situated on this smart development with attractive outlooks across the central green to the front. This high specification house benefits from a Siematic kitchen with Neff appliances, Villeroy & Boch bathroom suites and modern central heating system with air source heat pump. The house is stone faced at the front with attractive PVC sash windows and feature estate railings surrounding the front garden, there is a large drive to the side with detached double garage and west facing lawned garden to the rear. The accommodation is arranged across three floors with a central hallway with cloakroom, two reception rooms to the front and at the rear is a full width family dining kitchen with bi-fold doors opening onto the rear garden. Upstairs on the first floor the master bedroom has a dressing area leading to an en-suite bathroom with large walk-in shower. There are two other double bedrooms and a large 4-piece bathroom. On the top floor there is a large landing currently used as a study area, double 4<sup>th</sup> bedroom, shower room and large walk-in airing cupboard.

The Warren is a lovely development of just 31 houses within the extremely popular village of Hurst Green. The Shireburn Arms is only a short walk away, St Josephs Primary School is just round the corner and the famous Stonyhurst College is on the other side of the village. Clitheroe and Whalley are only 10 minutes drive away.

**LOCATION:** Entering Hurst Green from the Clitheroe/Whalley direction turn second right into Fox Hall Drive and bear left into Loach Field Close and the house is on the left-hand side.

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

**ENTRANCE HALLWAY:** Through front door, spindle staircase off to first floor and alarm control panel.

**CLOAKROOM:** 2-piece Villeroy & Boch suite with low suite w.c. with concealed cistern and chrome flush plate, corner wall-hung wash-hand basin with chrome mixer tap, part-tiled walls and tiled floor.

**SNUG:** 2.2m x 2.9m (7'2" x 9'6"); with television point and attractive outlooks across the central green.

**LOUNGE:** 3.0m x 4.0m (9'10" x 13'1"); with television point and attractive outlooks across the central green.



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#### OPEN-PLAN LIVING DINING KITCHEN:

**Dining Area:** 3.0m x 3.1m (9'10" x 10'2"); with bi-fold doors opening onto rear garden with separate glazed PVC door opening onto rear garden, wood effect laminate flooring.

**Kitchen Area:** 4.3m x 2.6m (14'1" x 8'6"); with a fitted range of 2 tone SieMatic wall and base units with complementary work surface and upstand with under-unit lighting, one-and-a-half bowl stainless steel sink unit with mixer tap, integrated Neff appliances including electric fan oven, 4-ring induction hob with stainless steel ceiling-mounted extractor canopy over, integrated fridge-freezer and dishwasher, porcelain tiled floor and recessed spotlighting.

**UTILITY ROOM:** 2.2m x 1.5m (7'1" x 4'10"); with a fitted range of wall and base cupboards with laminate work surface, stainless steel single drainer sink unit with mixer tap, plumbing for a washing machine, space for tumble dryer, porcelain tiled floor and door to side driveway.

#### FIRST FLOOR:

**LANDING:** With staircase off to second floor.

**BEDROOM ONE:** 3.1m x 4.0m (10'0" x 13'3"); with outlooks across the central green towards Pendle Hill.

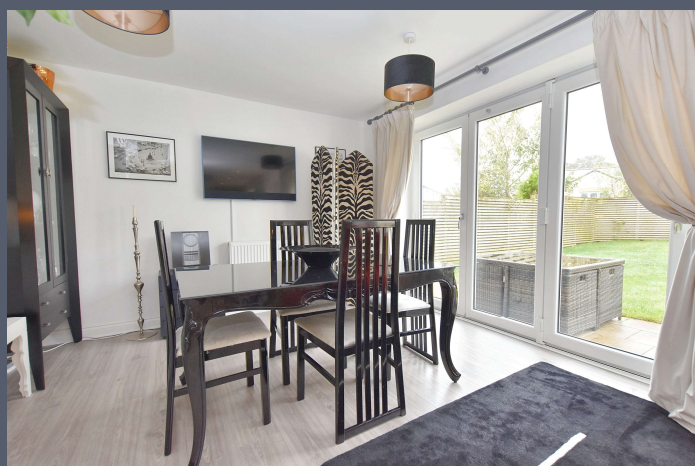
**DRESSING ROOM:** With hanging space and recessed spotlighting.

**EN-SUITE SHOWER ROOM:** 3-piece Villeroy & Boch suite comprising low suite w.c. with concealed cistern and chrome flush plate, wall-hung vanity wash-hand basin with chrome mixer tap and storage drawers under, large walk-in shower with fixed glass panel with fitted thermostatic shower with fixed showerhead and separate handheld showerhead, part-tiled walls, tiled floor, chrome heated ladder style towel rail, recessed spotlighting and extractor fan.



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**BEDROOM TWO:** 3.1m x 3.1m (10'0" x 10'0"); with television point.

**BEDROOM THREE:** 4.2m x 2.1m (13'9" x 7'0"); with television point.

**BATHROOM:** 4-piece Villeroy & Boch suite comprising low suite w.c. with concealed cistern and chrome flush plate, wall-hung semi-pedestal basin with chrome mixer tap, panelled bath with central chrome mixer tap and corner shower enclosure with fitted thermostatic shower with fixed showerhead and separate handheld showerhead, tall chrome heated towel rail, part-tiled walls, tiled floor, recessed spotlighting and extractor.

#### SECOND FLOOR:

**SPACIOUS LANDING:** With study area, Velux window, spindles and balustrade and large walk-in airing cupboard housing hot water cylinder and offering excellent storage.

**BEDROOM FOUR:** 3.1m x 4.1m (10'0" x 13'7"); with television point and Velux windows to front and rear.

**SHOWER ROOM:** 3-piece Villeroy & Boch suite comprising low suite w.c. with concealed cistern and chrome flush plate, wall-hung semi-pedestal basin with chrome mixer tap, corner shower enclosure with fitted thermostatic shower with fixed showerhead and separate handheld showerhead, chrome heated ladder style towel rail, part-tiled walls, tiled floor, recessed spotlighting, extractor fan and Velux window.

**OUTSIDE:** The property has a front garden with feature estate railing, central pathway to front door with lawn to either side. To the side is a large driveway providing parking for 4 cars leading to a DETACHED DOUBLE GARAGE measuring 6.1m x 5.7m (19'11" x 18'8") with 2 single up-and-over doors, power and light and loft storage. Gated access leads to an enclosed west-facing rear garden with patio areas, lawn, outside lighting and boundary fencing.

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**SERVICES:** Mains water, electric and drainage are connected. Gas is not available in Hurst Green.

**HEATING:** Central heating system with air source heating pump complemented by sealed unit double glazing in PVC frames.

**TENURE:** Leasehold with remainder of 999 year lease with a fixed ground rent of £250 per annum.

**COUNCIL TAX BAND:** F

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



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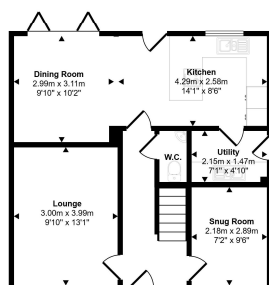
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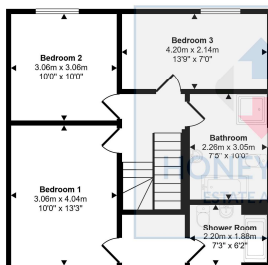


Approx Gross Internal Area  
171 sq m / 1842 sq ft

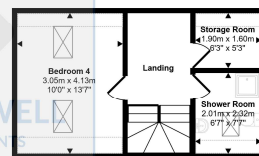


Ground Floor  
Approx 54 sq m / 576 sq ft

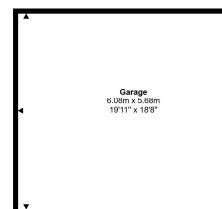
□ Denotes head height below 1.5m



First Floor  
Approx 54 sq m / 581 sq ft



Second Floor  
Approx 29 sq m / 314 sq ft



Garage  
Approx 35 sq m / 371 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 misstatement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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*1 Loach Field Close, Hurst Green, BB7 9ZF  
CD/CJ/071025*

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