

5 HODDER CLOSE  
CLITHEROE  
BB7 2FL

£439,950



- Spacious detached family house
- 4 double bedrooms, 2 en-suites
- Detached double garage
- Cul-de-sac location
- Modern living accommodation
- Open aspect to the front
- Gas central heating & UPVC double glazing
- 129 m2 (1,384 sq ft) approx.

[honeywell.co.uk](http://honeywell.co.uk)

Situated in a quiet cul-de-sac location with open space to the front with a view of Clitheroe Castle in the distance, this large four bedroom detached family home offers modern, spacious and immaculately presented living accommodation.

On the ground floor is an entrance hallway, cloakroom, study, two reception rooms and a fully fitted dining kitchen. The first floor comprises four double bedrooms, two en-suite shower rooms and a house bathroom.

Outside the property enjoys gardens to the front and rear with the rear garden being laid to lawn with a westerly aspect which attracts the afternoon sun. A driveway provides off-road parking and leads to a large detached double garage.

**LOCATION:** From our sales office travel down Parson Lane, and straight over the mini roundabout onto Bawdlands and continue along before turning left onto Henthorn Road. Follow the road down past the park on the left hand side and continue straight before following the road around to the right onto Blakewater Road. Continue along Blakewater Road before taking the second right onto Hodder Close. Number 5 can be found on the left hand side.

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

**ENTRANCE HALLWAY:** With a composite external door, telephone point, alarm point and staircase to the first floor landing.

**CLOAKROOM:** 2-piece suite in white comprising a low level w.c. and vanity wash-hand basin, half-tiled walls and tiled floor.

**STUDY:** 2.9m x 2.9m (9'8" x 9'5"); with telephone point.

**DINING ROOM:** 3.0m x 3.2m (9'9" x 10'8").

**LIVING ROOM:** 4.1m x 4.5m (13'7" x 14'8"); with UPVC patio doors to the rear garden, multi-fuel

burner in feature surround with wooden mantel over, telephone point and television point.

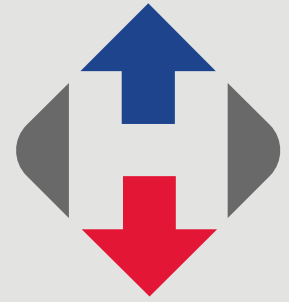
**DINING KITCHEN:** 3.8m x 4.8m (12'7" x 15'9"); with a range of fitted base and matching wall storage cupboards with complementary work surface and built-in appliances including double electric oven and grill, fridge-freezer, dishwasher and washing machine, housed central heating boiler, one-and-a-half bowl stainless steel sink unit, 6-ring gas hob with extractor hood over, low voltage lighting and UPVC patio doors to the rear garden.

**FIRST FLOOR:**

**LANDING:** With airing cupboard housing hot water cistern and attic access point with a drop-down ladder to part-boarded attic.

**BEDROOM ONE:** 3.1m x 3.4m (10'3" x 11'2"); with fitted wardrobes to one wall.

**EN-SUITE SHOWER ROOM:** 3-piece suite in white comprising a low level w.c., pedestal wash-hand basin, corner shower enclosure with plumbed shower, extractor fan, fully tiled walls and tiled floor.







**BEDROOM TWO:** 3.3m x 3.7m (10'11" x 12'0").

**EN-SUITE SHOWER ROOM:** 3-piece suite in white comprising a low level w.c., pedestal wash-hand basin, corner shower enclosure with plumbed shower, part-tiled walls, tiled floor and extractor fan.

**BEDROOM THREE:** 3.0m x 2.8m (9'9" x 9'2").

**BEDROOM FOUR:** 2.9m x 2.6m (9'7" x 8'8").

**HOUSE BATHROOM:** 3-piece suite in white comprising a low level w.c., pedestal wash-hand basin and a panelled bath with plumbed shower over and vanity screen, fully tiled walls, tiled floor and extractor fan.

**OUTSIDE:** To the front of the property is a lawned garden area with pebbled flowerbeds and shrubs. The house enjoys open space to the front with distant views towards Clitheroe Castle. A driveway leads around the side of the property providing off-road parking and leading to a DETACHED DOUBLE GARAGE measuring 5.2m x 5.1m (16'11" x 16'9") with power, light, alarm point, overhead storage and personal door to the rear garden.



The rear garden is mainly laid to lawn with pebbled flowerbeds and an Indian stone paved patio area. The garden enjoys a westerly aspect.

**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.

**COUNCIL TAX BAND F.**

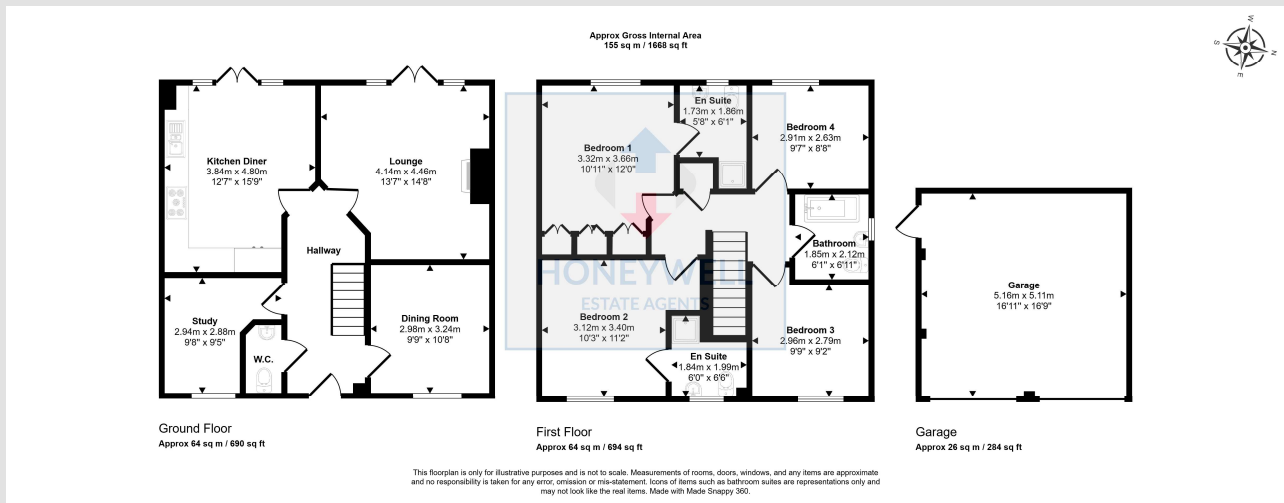
**TENURE:** Freehold

**SERVICE CHARGE:** There is a service charge for the property of £180 per year which covers the maintenance of external communal areas.

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

**SELLING YOUR OWN HOUSE?** We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





5 Hodder Close, Clitheroe, BB7 2FL  
MJ/CJ/291124

**Selling Your House?** We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

1 Castlegate, Clitheroe. BB7 1AZ  
T: 01200 426041 E: houses@honeywell.co.uk

HoneywellEstateAgents

HoneywellAgents



**honeywell.co.uk**

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.