

1 ST JOHNS CLOSE
READ
BB12 7RL

£409,950



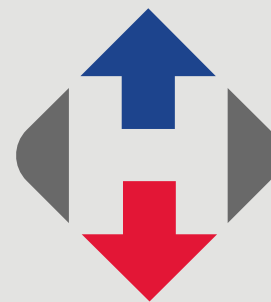
- Large detached chalet bungalow
- Spacious corner plot with 2 garages
- Flexible accommodation
- 4/5 bedrooms & 2 bathrooms
- 1/2 reception rooms, modern kitchen
- Much sought after location
- Gas CH & UPVC double glazing
- 131 m2 (1,410 sq ft) approx. plus garages

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Situated in a corner plot on a quiet, sought-after cul-de-sac just off George Lane in Read, this large detached chalet bungalow enjoys well maintained and flexible living accommodation. Offering up to five bedrooms (three ground floor & two first floor) or additional reception rooms, along with two bathrooms, the property would suit a variety of buyers.

In addition, the property has the benefit of two separate garages. One integral which is split into a store area and utility room plus a further separate detached double garage with remote controlled roller doors, power and light.

Internal accommodation comprises an entrance porch, hallway, dual aspect living room with a solid fuel fire, dining room/bedroom 5, a modern fitted kitchen with built-in appliances, large utility room, bedroom 3 and 4, and a stunning ground floor shower room. On the first floor are two large double bedrooms and a house bathroom.



LOCATION: Enter the village of Read from the direction of Whalley/ Clitheroe on Whalley Road. Take the first left turn in the village onto George Lane and follow the road up for a short while. St Johns Close is a small cul-de-sac on the right hand side and number 1 is the first property on the right.

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

ENTRANCE PORCH: With a composite external door and glazed internal door to:

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

LIVING ROOM: 3.6m x 4.8m (11'9" x 15'9"); a dual aspect room overlooking the front and side gardens with a contemporary open fire in a modern surround and television point.

DINING ROOM/BEDROOM FIVE: 3.0m x 2.9m (9'11" x 9'7"); with 3 wall light points.

MODERN FITTED KITCHEN: 3.0m x 3.9m (9'10" x 12'8"); with a range of modern base and wall cupboards with complementary working surfaces and breakfast bar, a range of built-in appliances including double electric oven, built-in dishwasher, one-and-a-half bowl stainless steel sink unit, 4-ring induction hob with extractor hood over, 2 built-in fridge-freezers, low voltage lighting and vertical central heating radiator.

UTILITY ROOM: 3.0m x 2.8m (9'11" x 9'3"); with base and wall level storage cupboards with complementary work surfaces, single drainer stainless steel sink unit, plumbed and drained for an automatic washing machine, space for a tumble dryer, UPVC external door to the rear of the property and central heating boiler.

BEDROOM TWO: 4.5m x 3.0m (14'7" x 9'10"); with fitted wardrobes to one wall.

BEDROOM FOUR: 3.2m x 3.0m (10'6" x 9'9"); currently used as a study.





SHOWER ROOM: Contemporary fitted 3-piece suite in white comprising a low level w.c., vanity wash-hand basin and a corner shower enclosure with multi-jet shower, fully tiled walls, heated stainless steel towel rail.

FIRST FLOOR:

LANDING: With built-in storage cupboard.

BEDROOM ONE: 4.2m x 3.4m (13'10" x 11'2").

BEDROOM THREE: 3.6m x 3.5m (11'10" x 11'4").

BATHROOM: 3-piece suite in white comprising a concealed low level w.c., vanity wash-hand basin and a panelled bath with shower mixer taps, fully tiled walls, extractor fan and heated stainless steel towel rail.

OUTSIDE: The property is situated in an excellent-sized corner plot with a driveway leading to an ATTACHED STORAGE GARAGE with power, light, gas and electric meters, and up-and-over door.

The front garden has a mixture of flowerbeds and shrubs surrounding with a stone pathway leading

around to a large side garden, the majority of which is laid to lawn with flowerbeds and shrubs surrounding which enjoys a westerly aspect.

To the rear of the garden is a separate large driveway with parking for approximately 4 cars which leads to a DETACHED DOUBLE GARAGE with remote controlled electric roller doors, power, light and UPVC personal door.

To the rear of the garage is a separate low maintenance stone flagged patio with an elevated position, along with a low maintenance gravelled section of garden and timber storage shed.

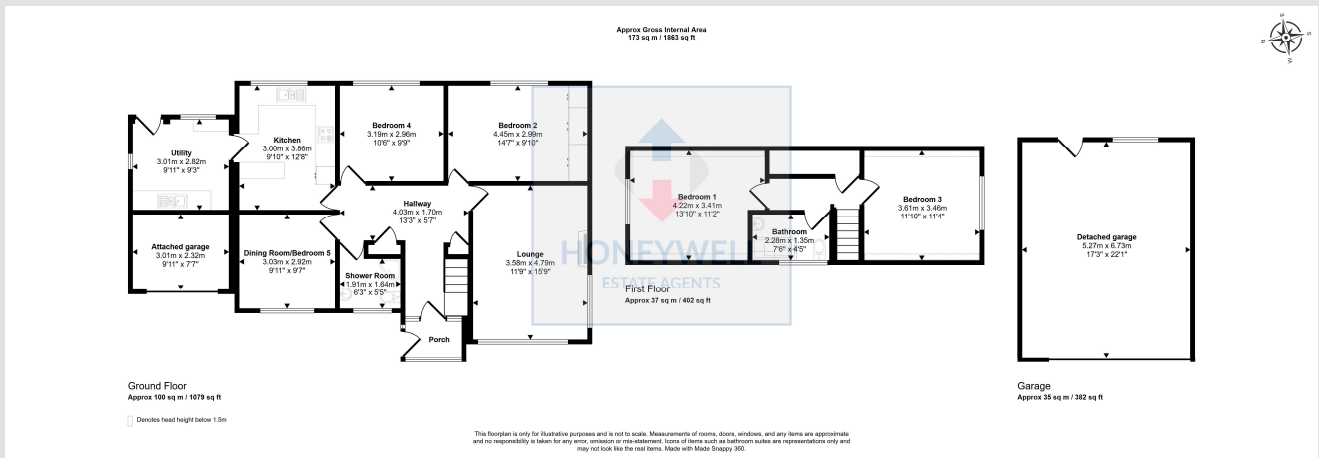
HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout.

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

COUNCIL TAX BAND E.

VIEWING: By appointment with our office.





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MJ/CJ/210225

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