



Honeywell
SELECT

10 Pinder Close, Waddington

Detached house set within a large plot with views
Offers around £675,000



- Stunning south-west facing garden
- 4 bedrooms, 1 with en-suite
- Situated at the end of a cul-de-sac
- 3 reception rooms & conservatory
- Prime village location
- 163 m2 (1,751 sq ft) approx. plus garage

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A fantastic opportunity to purchase this detached family house which is set within the most spectacular plot with large south-west facing gardens which adjoin open fields. The property is located in the corner of a cul-de-sac with a large driveway leading to a double garage. The house does now require some modernisation but offers superb potential to create a beautiful home with the space to extend to the side and rear. On the ground floor, the house has an entrance hallway, 2-piece cloakroom, lounge, dining room, study, conservatory, kitchen and utility. Upstairs, there are four bedrooms and two bathrooms.

Pinder Close is situated on the edge of this extremely popular village. Waddington offers three great pubs, a primary school, church and social club with bowling green. The village is only a short drive from Clitheroe which offers a large range of amenities including a train station and large supermarkets.

Not many houses offer such a generous plot in a prime location, so early viewing is recommended.

LOCATION: On entering Waddington from the Clitheroe direction turn first left into Waddow View and at the end turn right into Edisford Road. At the junction turn left and then first left into Pinder Close. The house can be found at the end of the cul-de-sac on the right.

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

ENTRANCE PORCH: White UPVC porch with half-glazed PVC front door, tiled floor and glazed PVC door to:

HALLWAY: With coved cornicing and staircase off to first floor.

CLOAKROOM: 2-piece suite comprising low suite w.c., wall-hung corner wash-hand basin with chrome taps, part-tiled walls and coat hooks.

LOUNGE: 5.4m x 4.8m (17'10" x 15'8"); with coved cornicing, wall light points, feature fireplace housing 'Living Flame' coal effect gas fire with tiled hearth and interior and Adam style surround, television point.

DINING ROOM: 3.8m x 3.2m (12'7" x 10'4"); with coved cornicing and glazed French doors to conservatory.



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STUDY: 3.0m x 3.0m (9'10" x 9'11"); with attractive outlooks across the rear garden, fitted cabinets and shelving.

CONSERVATORY: 3.8m x 2.9m (12'5" x 9'6"); a UPVC construction with patio door to patio area, tiled floor and wall light points.

KITCHEN: 4.0m x 2.6m (13'0" x 8'2"); with a fitted range of wall and base units with complementary dark laminate work surface and tiled splashback, one-and-a-half bowl stainless steel sink unit with mixer tap, integrated electric fan oven, 4-ring ceramic hob with stainless steel extractor canopy over, integrated slimline dishwasher, space for fridge-freezer, understairs storage cupboard with shelving, tiled floor, recessed spotlighting and lovely views across the rear garden and open fields.

UTILITY ROOM: 1.8m x 2.6m (5'9" x 8'4"); with gas central heating boiler, Belfast sink unit, plumbing for a washing machine, door to integral garage and half-glazed PVC door to rear garden.

FIRST FLOOR:

LANDING: With window to the rear overlooking the rear garden, loft access with drop-down ladder leading to part-boarded loft and over stairs airing cupboard.

BEDROOM ONE: 3.3m x 6.1m (10'8" x 19'11"); dual aspect with windows to the front and rear elevation with attractive views, a range of fitted wardrobes with storage cupboards over, wall light points, coved cornicing and fitted dressing table with drawers.

BEDROOM TWO: 4.0m x 2.3m (13'2" x 7'5").

EN-SUITE SHOWER ROOM: 3-piece suite comprising low suite w.c., vanity wash-hand basin with chrome mixer tap and storage cupboard under and fitted shower enclosure with fitted shower and part-tiled walls.



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BEDROOM THREE: 2.3m x 3.3m (7'8" x 10'8"); with built-in storage cupboard.

BEDROOM FOUR: 2.3m x 2.6m (7'5" x 8'6"); with built-in wardrobes and attractive views across the garden and open countryside.

BATHROOM: 4-piece suite comprising a low suite w.c., pedestal wash-hand basin with chrome mixer tap, panelled bath with chrome mixer tap, corner shower enclosure with fitted thermostatic shower, fully tiled walls, recessed spotlighting.

OUTSIDE: There is long, paved driveway to the front providing parking for 3-4 cars. There is a good-sized front lawn with planting borders, boundary hedging, mature trees, hedges and shrubs. The INTEGRAL DOUBLE GARAGE measures 4.9m x 5.3m (16'2" x 17'5") and has a remote control electrically operated up-and-over door, power, light, cold water tap, electric and gas meter.

There is access and gardens all around the house with lawned gardens and pathways to both sides leading to a large rear garden with paved patio next to the conservatory, large lawn with mature trees, flowerbeds which are well-stocked with plants and shrubs and a timber storage shed. The rear boundary adjoins an open field.

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

HEATING: Gas fired hot water central heating complemented by double glazing in PVC frames.

TENURE: Freehold.

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

COUNCIL TAX BAND: G



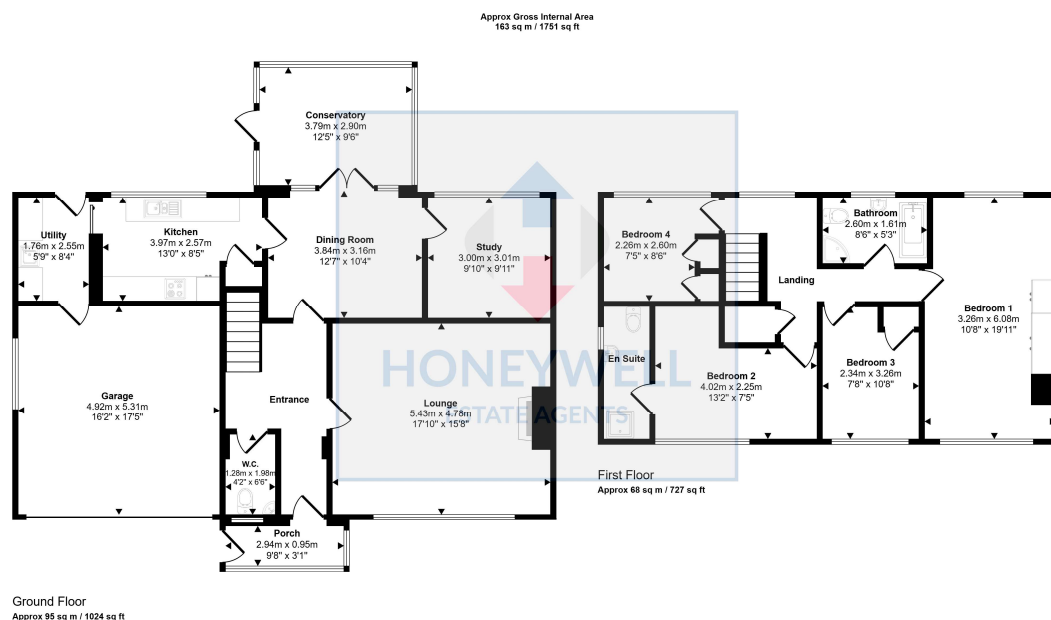
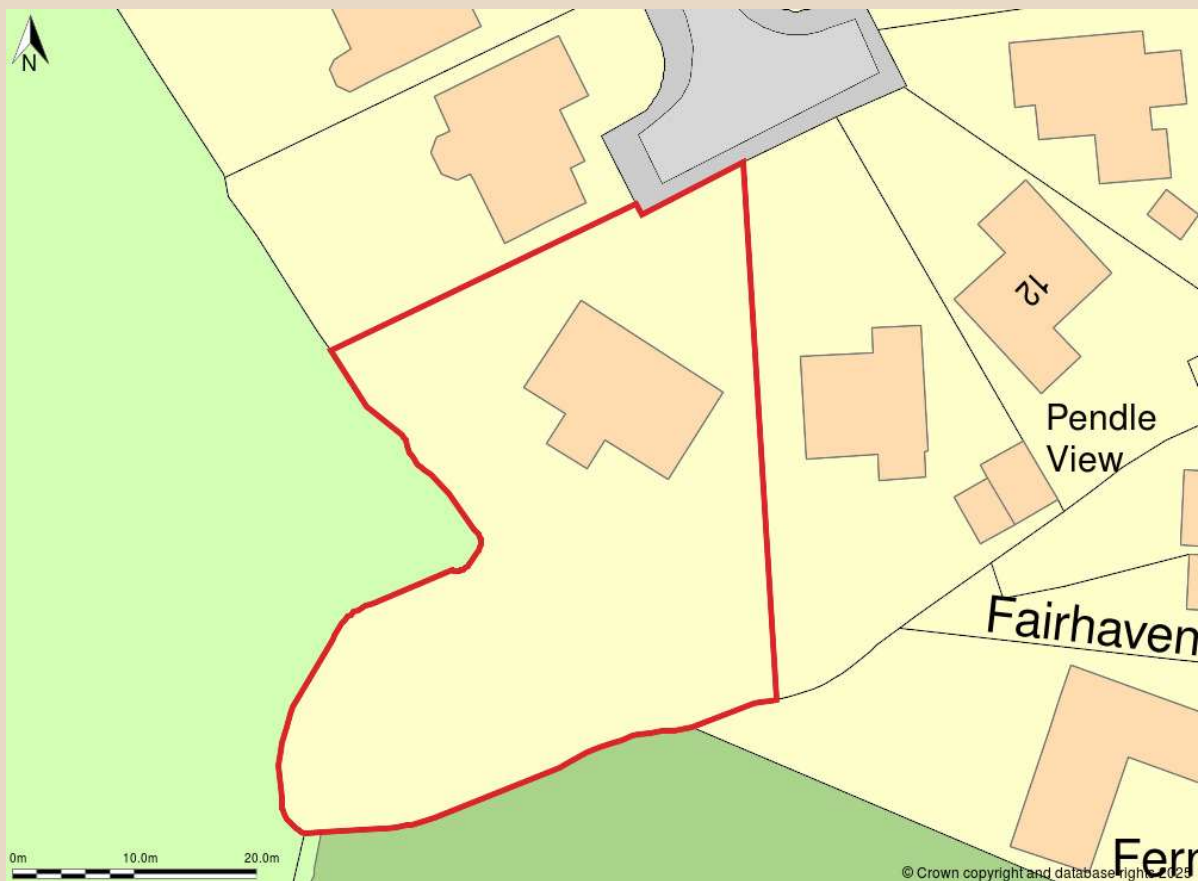
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with MeasuredUp 360.

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