

3 AUDLEY CLOUGH
HALF PENNY MEADOWS
CLITHEROE
BB7 1FX

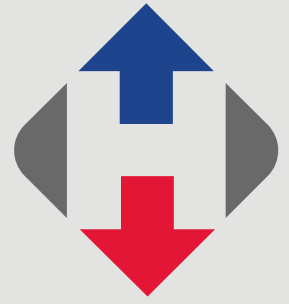
£449,950



- A stunning detached family home
- 4 bedrooms, master with en-suite
- Large plot, south facing gardens
- Gas CH & UPVC DG
- Open plan living kitchen
- Living room, study, cloaks/utility room
- Drive, detached garage, cul de sac
- 127 m2 (1365 sq ft) + garage approx.

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Well positioned on a quiet, small cul de sac on the first phase of Half Penny Meadows and enjoying a larger than usual plot with south facing rear gardens, this large detached family home has been further upgraded by the current owners with improvements inside and out.



The property offers a large living room with media wall, study, useful utility/cloakroom, a stunning open plan living kitchen with patio doors onto the landscaped rear garden. On the first floor are four double bedrooms (the fourth currently fitted out into a luxurious dressing room), an en-suite shower room and a family bathroom.

LOCATION: From our sales office, proceed down Castle Street and turn right off onto Wellgate following the road straight down. At the T junction turn right and then left at the mini roundabout. Head up Pendle Road, crossing straight over the next mini roundabout before turning right at the one after that onto Half Penny Meadows. On the development bear second left onto Pendleton Avenue and follow the road around to the right before turning right onto Audley Clough.

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

ENTRANCE HALLWAY: With composite external door, tiled flooring, staircase to the first floor, bespoke under stairs storage cupboards.

STUDY: 2.6m x 2.1m (8'6" x 6'10") with telephone point.

CLOAKROOM/UTILITY: with a 2-piece suite comprising a low-level W.C. and vanity hand wash basin, heated towel rail, base level storage units, plumbed and drained for an automatic washing machine, tiled flooring, low voltage lighting and extractor fan.

LIVING ROOM: 4.7m x 3.9m (15'5" x 12'10"); with media wall incorporating a contemporary gas fire, lighting, television point and storage units, telephone point, feature bay window with window seat.

LIVING KITCHEN: 8.2m x 3.1m (26'9" x 10'4"); with a modern range of fitted base and wall storage cupboards with complimentary work surfaces and built in appliances including fridge-freezer, dishwasher, electric double oven, a five ring gas hob with extractor over, a one and a half bowl stainless steel sink unit, housed central heating boiler, tiled floor, low voltage lighting, uPVC external French doors to the rear garden.





FIRST FLOOR:

LANDING: with attic access point, airing cupboard housing hot water cylinder.

BEDROOM ONE: 3.9m x 3.7m (12'8" x 12'3"); with feature panel wall, television point.

EN-SUITE: with a modern three-piece suite in white comprising a low-level W.C. pedestal wash hand basin and a corner shower with plumbed shower. Heated stainless steel towel rail, low voltage lighting and extractor fan.

BEDROOM TWO: 4.2m x 3.1m (13'11" x 10'2").

BEDROOM THREE: 3.9m x 2.8m (12'10" x 9'1").

BEDROOM FOUR: 3.4m x 3.1m (11'1" x 10'2"); fully fitted with floor to ceiling storage to three walls with a mixture of closed and open hanging space and shelving.

BATHROOM: 3-piece suite in white comprising a low level w.c., vanity wash-hand basin and a panel bath with mixer shower over, part tiled walls, low voltage lighting, extractor fan and heated stainless steel towel rail.

OUTSIDE: To the front of the property is a lawned garden area with hedgerow surrounding and a stone tiled path. A tarmac driveway provides off road parking for 2 cars and an EV charger and leads to a **detached garage 6.1m x 3.2m (19'11" x 10'8")** with power and lighting and up and over door. The rear garden is an excellent size with a southerly aspect with lawned and patioed sections and a large timber pergola.

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

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

COUNCIL TAX BAND E.

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

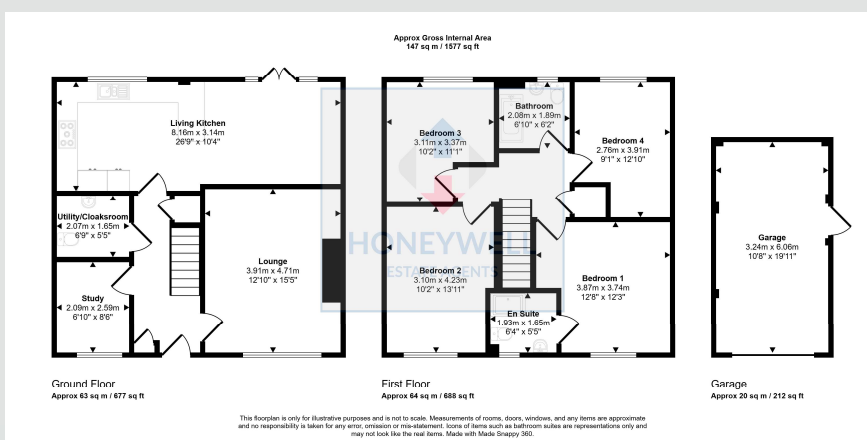
TENURE: Freehold

ESTATE CHARGE: There is an annual estate charge of approximately £165 to cover the upkeep of 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.





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