

4 COTTOM CROFT  
CLAYTON-LE-MOORS  
BB5 5XL

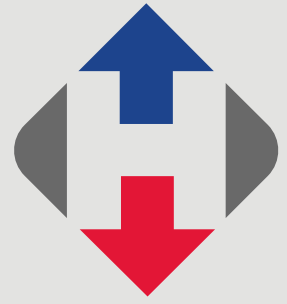
£289,950



- Modern detached family house
- 4 bedrooms, 1 with en-suite
- Lounge with bay window
- Modern bespoke fitted kitchen
- Dining room & garage conversion
- Large conservatory to the rear
- Double driveway & attractive rear garden
- 143 m2 (1,544 sq ft) approx.

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A modern detached house which offers superb family accommodation with three reception rooms and four bedrooms. Situated within this popular residential area, this smart family house has a bay-fronted lounge to the front with double folding doors opening to the dining room, patio doors lead to a large conservatory with glass roof and outlooks across the garden. The bespoke kitchen was installed by 'Simpsons of Colne' and has Caesarstone quartz work surfaces and a range of Bosch appliances. Accessed from the kitchen is a sitting room or hobbies room which has been converted from the garage. Upstairs there are four bedrooms, the master has a feature bay window and en-suite shower room, and there is a modern family bathroom with shower over the bath.



Externally there is a driveway for two cars to park side-by-side, a front garden and an attractive rear garden with various patios, central lawn and storage shed. Viewing is essential.

**LOCATION:** Travelling from Great Harwood into Clayton-le-Moors along Whalley Road turn right into Tarn Avenue. Continue along Tarn Avenue round the left-hand bend and Cottom Croft is first on the right.

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

**ENTRANCE HALL:** With hardwood half-glazed front door and spindle staircase off to first floor with understairs storage cupboard.

**CLOAKROOM:** 2-piece suite comprising low suite w.c. and wall-hung wash-hand basin.

**LOUNGE:** 3.7m x 4.8m (12'1" x 15'10"); with a feature bay window to the front, 'Living Flame' gas fire set on marble hearth and folding double doors leading to dining room.

**DINING ROOM:** 3.3m x 2.8m (10'10" x 9'3"); with door to kitchen and patio doors to conservatory.

**CONSERVATORY:** 4.8m x 2.9m (15'11" x 9'7"); white PVC construction with glass roof, wall light point, underfloor electric heating and French doors opening to the rear garden.

**KITCHEN:** 5.1m x 3.3m (16'8" x 10'8"); with a fitted 'Simpsons of Colne' bespoke kitchen with matching wall and base units and Caesarstone quartz work surfaces with under unit lighting, single stainless steel sink unit with draining board carved into the work surface to either side, integrated Bosch appliances including electric fan oven, combination steam oven, 4-ring induction hob with stainless steel and curved glass extractor canopy over, folding breakfast bar, plumbing for a dishwasher, plumbing for a washing machine, recessed spotlighting, half-glazed PVC door leading to side access and doorway leading to sitting room or hobbies room.

**SITTING ROOM/HOBBIES ROOM:** 2.4m x 4.9m (7'11" x 16'0"); with glazed French doors to the front and storage cupboard housing central heating boiler.







## FIRST FLOOR:

**LANDING:** With loft access and airing cupboard housing hot water cylinder.

**BEDROOM ONE:** 4.7m x 4.4m (15'5" x 14'6"); with feature bay window.

**EN-SUITE SHOWER ROOM:** 3-piece suite comprising a low suite w.c., pedestal wash-hand basin with chrome tap and corner shower enclosure with fitted mixer shower and part-tiled walls.

**BEDROOM TWO:** 2.6m x 3.9m (8'5" x 12'9").

**BEDROOM THREE:** 3.5m x 3.3m (11'7" x 10'10").

**BEDROOM FOUR:** 2.7m x 3.2m (8'9" x 10'6"); with a fitted range of wall-to-wall storage.

**BATHROOM:** Modern 3-piece white suite comprising a low suite w.c. with push button flush, vanity wash-hand basin with chrome mixer tap and storage drawer under and a panelled bath with glass shower screen and electric shower over, fully tiled walls and heated towel rail.

**OUTSIDE:** To the front of the property is a lawned garden with boundary hedging and a paved driveway providing parking for 2 cars side-by-side. Access along the side of the house leads to an enclosed rear garden with central lawn, various patios and well-stocked planting borders. There is also a TIMBER STORAGE SHED.

**HEATING:** Gas fired hot water central heating system complemented by double glazed windows.

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

**COUNCIL TAX BAND D.**

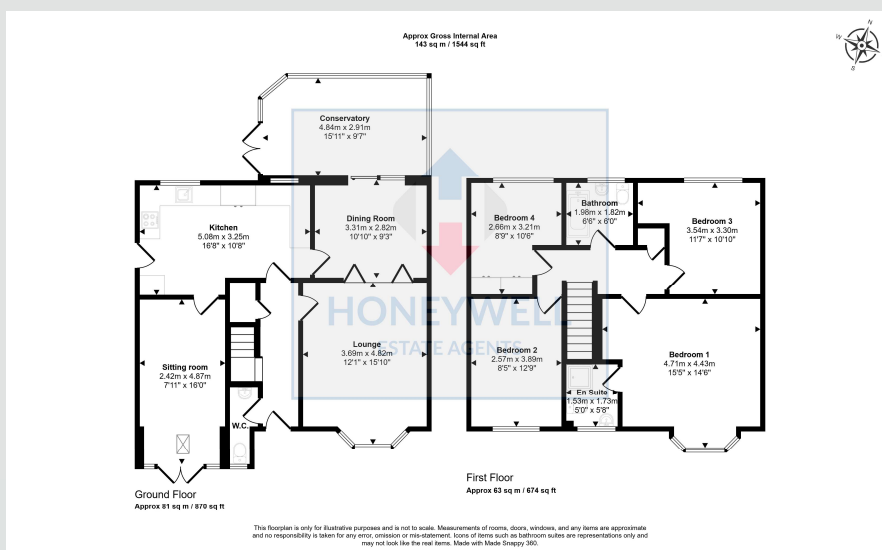
**EPC:** The energy efficiency rating for this property is C.

**TENURE:** Freehold.

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

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CD/CJ/150725

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