

1 SCARLOOM ROAD
CLITHEROE
BB7 2SL

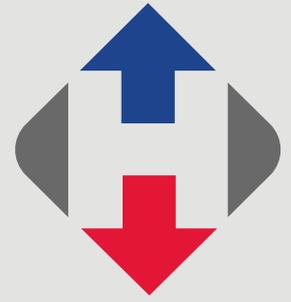
£379,950



- A spacious detached family home
- 4 double bedrooms, master en suite
- Lawned rear garden, southerly aspect
- Gas CH & uPVC DG
- Bright spacious dining kitchen
- Living room, useful utility
- Sought after development
- 123 m2 (1,323 sq ft) approx. (inc. garage)

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Situated on the west side of Clitheroe on a smaller modern development of similar property, this detached four bedroom family home is beautifully presented throughout and enjoys a large integral garage and a lawned rear garden with a southerly aspect and an outlook of Pendle Hill. Accommodation comprises an entrance hallway, spacious living room, a large bright dining kitchen with patio doors onto the rear gardens, useful utility room and 2 piece cloaks room.



On the first floor are four double bedrooms with the master enjoying an en-suite shower room, along with a separate house bathroom with shower.

LOCATION: Travelling down Henthorn Road from Clitheroe town centre, proceed to the end where the road bends to the right and turn left. Then take the first turning on the right into Waterfall Gardens and then take the second left onto Scarloom Road. Number 1 is on the left hand side.

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

ENTRANCE HALLWAY: with a composite external door and staircase to the first floor landing.

LOUNGE: 3.5m x 4.9m (11'5" x 15'11"); with television and telephone point.

KITCHEN DINER: 5.8m x 3.2m (19'1" x 10'5"); with a range of modern fitted base and matching wall storage cupboards with complimentary working surfaces incorporating a one and half bowl stainless steel sink unit. A range of built in appliances including fridge freezer, dishwasher, electric oven, four ring gas hob with a stainless-steel extractor over. Vinyl flooring, understairs storage cupboard and French doors to the rear garden.



UTILITY ROOM: with base level storage cupboard plumbed and drained for an automatic washing machine, space for tumble drier, extractor fan. A composite external door to the side of the property.

CLOAKROOM: with a two piece suite in white comprising a low level W.C and pedestal hand wash basin, half tiled walls.

FIRST FLOOR:

LANDING: with built in storage cupboard, attic access point.

BEDROOM ONE: 4.4m x 2.9m (14'3" x 9'5"); with fitted wardrobes to one wall, television point.

ENSUITE SHOWER ROOM: 2.0m x 2.5m (6'7" x 8'0"); with a modern three piece suite in white comprising a low level W.C, wash hand basin and a corner shower enclosure with plumbed shower. Extractor fan, fully tiled walls, heated stainless steel towel rail.

BEDROOM TWO: 3.7m x 2.7, (12'0" x 8'10"); with panelled wall.





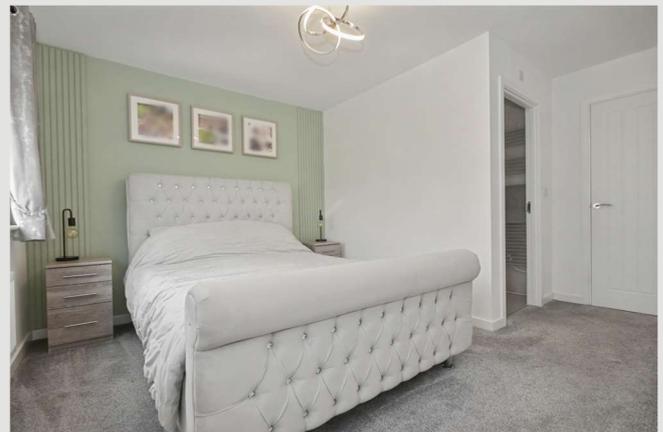
BEDROOM THREE: 3.7m x 2.6m (12'2" x 8'8").

BEDROOM FOUR (CURRENTLY DRESSING ROOM): 3.0m x 2.6m (10'0" x 8'6"); with fitted hanging, shelving and drawers, built in storage cupboard.

HOUSE BATHROOM: 1.9m x 2.1m (6'2" x 7'0"); with a three piece suite in white comprising a low level W.C, pedestal hand wash basin and panelled bath with plumbed shower over. Majority tiled walls, extractor fan, heated stainless steel towel rail.

OUTSIDE: To the front of the property is a lawned garden area with gravel borders, a tarmac driveway providing off-road parking for two cars leading to an integral garage with up and over doorway, power and lighting points, combination central heating boiler. A pathway leads round the side of the property to a good sized majority lawned rear garden with paved patio area. The rear garden is elevated over the nearby properties and enjoys a southerly aspect with sun most of the day.

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.

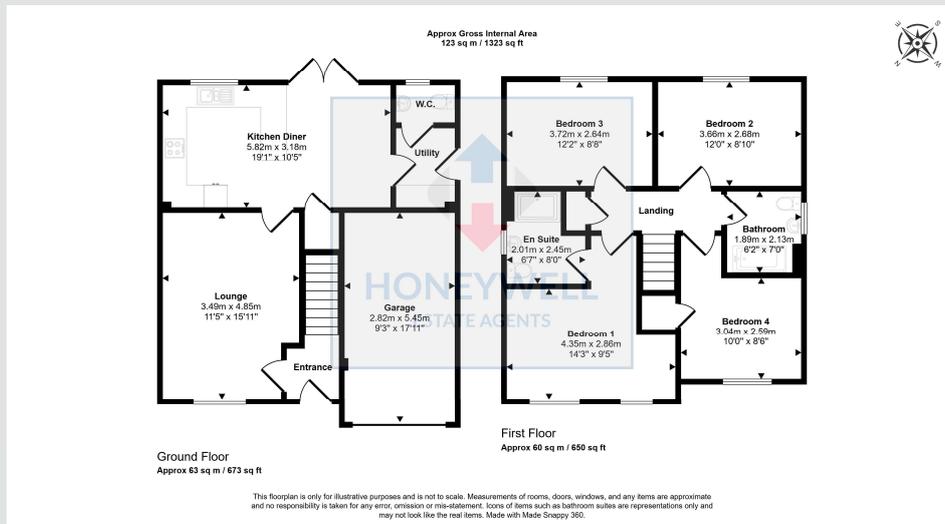
TENURE: Freehold

EPC: The energy efficiency rating for this property is B.

VIEWING: By appointment with our office.

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MJ/CE/270226

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