

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A		84	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Molland Drive, Clithere, BB7 2RY

£1,500

SIMPLY THE PERFECT FAMILY HOME!

Nestled in the charming Molland Drive of Clithere, this delightful house is a gem waiting to be discovered. Boasting a spacious reception room, three cosy bedrooms, and two sleek bathrooms, this modern new build is the epitome of comfortable family living.

As you step into the large reception room, you are greeted by stunning views of the front and side of the property, allowing natural light to flood the space and create a warm and inviting atmosphere. The newly done kitchen is a chef's dream, fully equipped with modern appliances that make cooking and entertaining a breeze.

One of the highlights of this property is the spacious front garden that wraps around two sides of the house, providing ample outdoor space for relaxation and play. Imagine enjoying a cup of tea in the morning sun or hosting a barbecue with friends and family in this lovely outdoor oasis.

With its contemporary design and generous outdoor areas, this home is perfect for those seeking a modern lifestyle in a tranquil setting. Don't miss the opportunity to make this house your home and create lasting memories in this wonderful property on Molland Drive.

Molland Drive, Clitheore, BB7 2RY

£1,500



- Tenure Freehold
- Council Tax Band D
- EPC Rating B
- Off Road Parking- Space for 2 cars
- Detached Property
- Spacious Three Bedrooms
- Contemporary Fitted Kitchen And Dining Area
- Ideal Family Home With Viewing Essential
- Envious Garden Space To Front Rear And Side Of Property
- Easy Access To Major Commuter Routes

Ground Floor

Entrance

Composite door leading to hallway.

Hallway

9' x 6'8 (2.74m x 2.03m)

Central heating radiator, smoke alarm, wood effect flooring, doors to storage, WC, reception room and kitchen/dining area.

Reception Room

15'7 x 10'9 (4.75m x 3.28m)

Two UPVC double glazed windows, central heating radiator and television point.

WC

6'4 x 3'1 (1.93m x 0.94m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, extractor fan, part tiled elevation and wood effect flooring.

Kitchen/Dining Area

15'7 x 8'10 (4.75m x 2.69m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units, quartz worktop, inset sink with drainage ridges and mixer tap, oven with four ring gas hob, glass splash back and extractor hood, under counter lighting, integrated fridge freezer, plumbed for washing machine, LED spotlights, smoke alarm, wood effect flooring and UPVC double glazed French doors to rear garden.

First Floor

Landing

9'8 x 6'8 (2.95m x 2.03m)

Loft access, smoke alarm, doors to three bedrooms, bathroom and storage.

Bedroom One

10'10 x 10'5 (3.30m x 3.18m)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to en suite.

En Suite

7'6 c 4'8 (2.29m c 1.42m)

UPVC double glazed window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, shaving point, direct feed shower enclosure, part tiled elevation, extractor fan and tiled floor.

Bedroom Two

11'10 x 8'9 (3.61m x 2.67m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Three

8'10 x 6'6 (2.69m x 1.98m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bathroom

6'11 x 5'6 (2.11m x 1.68m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap and overhead direct feed shower, extractor fan, part tiled elevation and tiled floor.

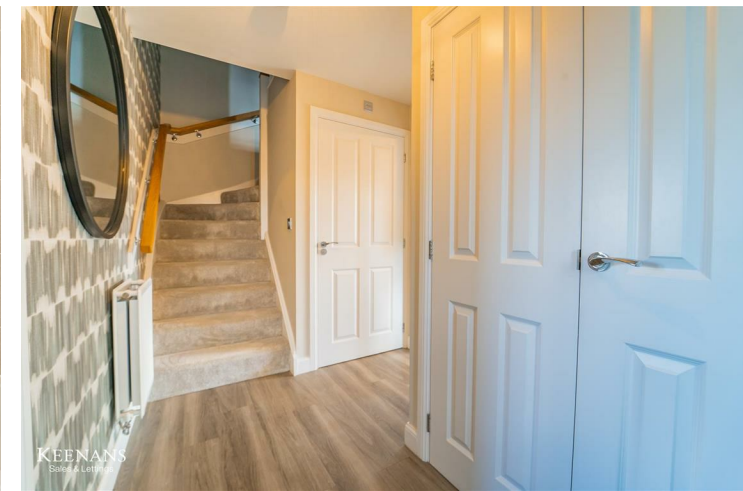
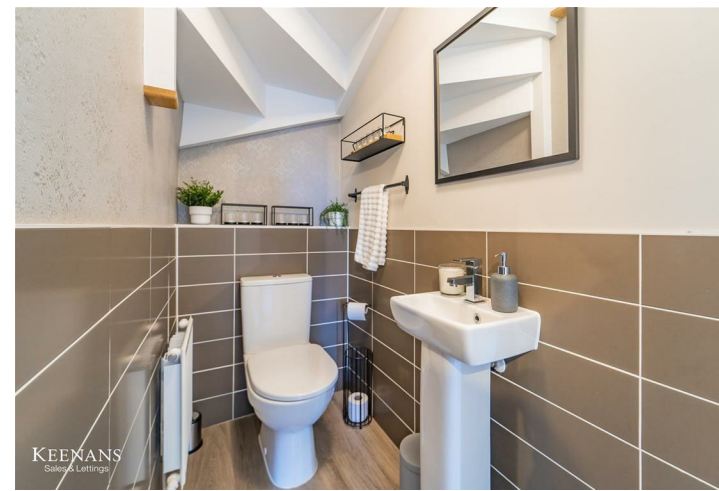
External

Rear

Paved patio, enclosed laid to lawn garden, mature shrubs and storage shed.

Front

Paved path to front entrance door, laid to lawn and mature shrubs.



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