



21 Beech Close, Clayton Le Dale

£349,950 Freehold

STUNNING THREE BEDROOM DETACHED FAMILY HOME IN CLAYTON LE DALE. Located in this highly sought after Ribble Valley location, this extended three bedroom detached family home boasts ample off street parking, versatile downstairs accommodation and three good sized bedrooms, ideal for family living.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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Entering the property, you are greeted by a useful porch area leading into the centrally located hallway. The main living accommodation currently plays host to a spacious seating area and additional space for a dining table which conveniently leads into the kitchen. The kitchen is part of an open plan family room which is partially separated to create an additional lounge area which doubles as an area for children to sit or play. An extra reception room is currently utilised as a home office but also has the potential to be used as an extra bedroom or play room. The downstairs is complete with a utility, plumbed for a washing machine and dryer; and modern shower room which have been expertly designed and masterfully fitted.

Ascending upstairs, the bedrooms are well proportioned with even the third bedroom having hosted a double bed in the past. The master bedroom is complete with fitted wardrobes and currently sporting a super king size bed to highlight the space on offer while bedrooms two and three make the most of the panoramic views over the Lancashire farmland. A three piece family bathroom completes the upstairs.

Externally the property boasts a good-sized driveway with parking for several vehicles, a large storage shed and wrap around garden giving you the opportunity to follow the sun around in the summer months.



Porch

uPVC double glazed door and window X2, mat flooring.

Hallway

Laminate flooring, stairs to first floor, ceiling coving, panel radiator.

Lounge

Laminate flooring, feature fire place with wood burner effect stove (not in working order) ceiling coving, uPVC double glazed window x 2., panel radiator x 2.

Kitchen Area

Range of fitted wall and base units with contrasting oak butchers block work surfaces, Belfast sink, tiled splashbacks, integral dishwasher and extractor, space for range Stoves cooker with stainless steel splashback and American style fridge freezer. uPVC double glazed window and door, tiled flooring, ceiling spots, ceiling coving, panel radiator.

Living Area

Carpet flooring, uPVC double glazed french doors, ceiling coving, panel radiator.

Office

Laminate flooring, built in storage, ceiling coving, uPVC double glazed window, panel radiator.

Utility Room

With work surfaces, plumbed for washing machine, space for tumble dryer, wall mounted boiler, uPVC double glazed frosted window, panel radiator.

Shower Room

Three piece in white including shower enclosure with mains fed shower, vanity unit housing sink, tiled floor to ceiling, tiled flooring, heated towel radiator, uPVC double glazed frosted window, ceiling spots.

Landing

Carpet flooring, spindle balustrade, uPVC double glazed window, loft access.

Bedroom 1

Carpet flooring, ceiling coving, uPVC double glazed window, panel radiator.

Bedroom 2

Carpet flooring, ceiling coving, uPVC double glazed window, panel radiator.

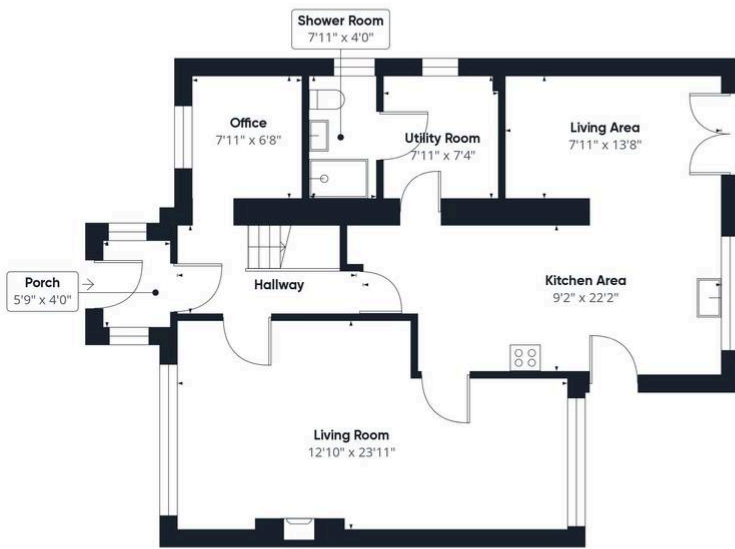
Bedroom 3

Carpet flooring, ceiling coving, uPVC double glazed window, panel radiator.

Bathroom

Three piece in white, wood panelling, laminate flooring, uPVC double glazed frosted window, heated towel radiator.





Floor 0



Floor 1

Approximate total area⁽¹⁾
1232.79 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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