

11 Mersey Grove, Clitheroe

£465,000 Leasehold

**** AN IMPRESSIVE MODERN 5 BEDROOM DETACHED FAMILY HOME BOASTING FANTASTIC SOUTH FACING NEWLY LANDSCAPED GARDENS, GARAGE & 4 CAR DRIVE **** This attractive property has a generous lounge and contemporary open plan living dining kitchen with 2 modern en-suites and family bathroom and is superbly located on a tucked away cul-de-sac with lovely countryside walks to enjoy from the doorstep!

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

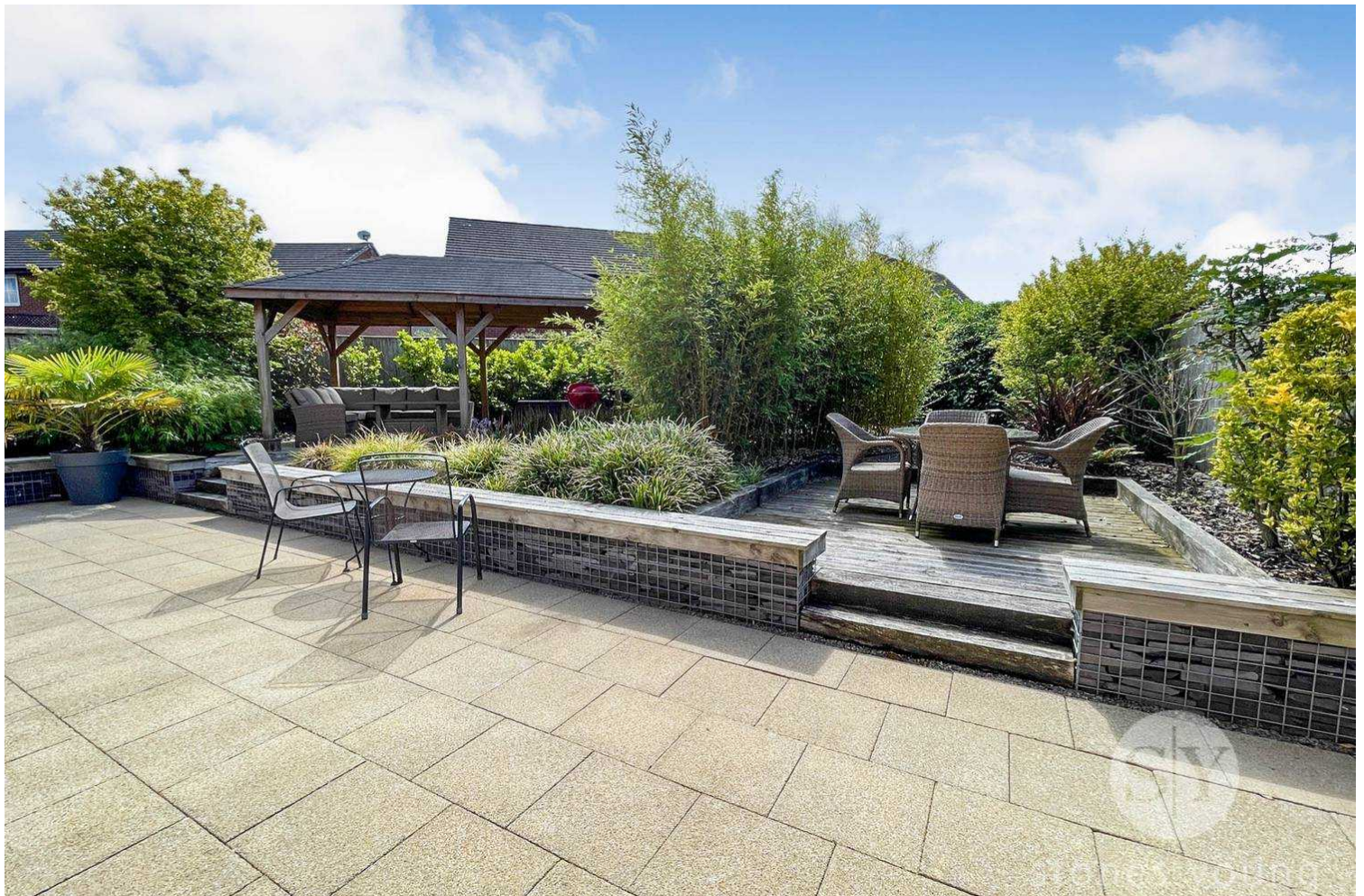


This impressive modern detached home presents an exceptional opportunity for discerning buyers seeking a beautiful high specification property. Boasting a light-filled open plan living dining kitchen with an array of integrated appliances is the heart of the home, perfect for entertaining or simply enjoying family time. This flexible five-bedroom residence offers versatile living accommodation with two en-suites and a modern bathroom. The spacious front lounge and welcoming hallway provide a warm and inviting atmosphere, while additional features such as a 2-piece cloaks, utility room, enhance the convenience of daily living. Situated in a delightful cul-de-sac position, this property has an contemporary upgraded finish that exudes sophistication and elegance.

Outside, the property further impresses with a tarmac driveway that offers private parking for up to four cars, making it ideal for hosting guests or accommodating multiple vehicles. The front area features a lawn and convenient side gate access. Additionally, an integral single garage with an up and over door, power, and lighting offers practical storage or parking space measuring approximately 17'5" x 8'6".

However, the real highlight of this property lies in the fabulous south-facing rear garden, expertly landscaped to create a contemporary oasis that provides a perfect retreat for relaxation and entertainment. With multiple individually designed seating areas, including impressive stone paved patios, raised timber decked patio with stone pebbled area, and beautiful mature established planted borders, this garden is a haven of tranquillity designed to capture sunlight from all angles, ensuring privacy and serenity for residents to enjoy. The property is close to nearby transport links and is within the local catchment areas to primary and secondary schools. An internal viewing is highly recommended. An internal viewing is highly recommended.

- Impressive Modern Detached Family Home
- Beautiful High Specification Accommodation
- 5 Flexible Bedrooms - 2 En-suites & Modern Bathroom
- 2-pce Cloaks, Utility; Double Garage & 4-Car Drive
- Fabulous Newly Landscaped South-Facing Rear Garden
- Currently Running On Super Fast Fibre Broadband
- Lovely Tucked Away Cul-De-Sac Position



Entrance Hallway

17' 0" x 3' 4" (5.18m x 1.02m)

Composite external front door, tiled flooring, panelled radiator, recessed spotlighting, staircase leading to first floor.

Cloakroom

4' 9" x 2' 8" (1.45m x 0.81m)

2-pce white suite comprising corner pedestal wash basin with mixer tap, low level w.c., panelled radiator, uPVC double glazed frosted window.

Lounge

18' 0" x 10' 11" (5.49m x 3.33m)

Double french doors leading to the hallway, wood style flooring, television point, panelled radiators, feature bay window, french doors leading through to kitchen.

Open Plan Living Dining Kitchen

11' 9" x 27' 3" (3.58m x 8.31m)

Kitchen: A beautiful array of modern white high gloss wall, base and drawer units, complementary granite working surfaces, 1½ stainless steel sink drainer unit with mixer tap, built in Smegg hob, integrated Bosch electric oven, Bosch combination oven and microwave and integrated dishwasher, kick plinth heater, tiled flooring, recessed spotlighting, uPVC double glazed windows, feature clad unit with breakfast bar. Dining Area: Tiled flooring, patio doors leading out to garden, panelled radiator. Living Area: Tiled flooring, television point, double patio doors leading to garden, panelled radiator.

Utility

5' 0" x 8' 9" (1.52m x 2.67m)

Cream high gloss wall and base units with complementary granite working surfaces, wall mounted gas central heating boiler, integrated Zanussi washer/dryer, extractor fan, composite external door.

First Floor Landing

Carpet flooring, panelled radiator, recessed spotlighting, loft access which is partially boarded.

Bedroom One

13' 6" x 11' 0" (4.11m x 3.35m)

Double room, carpet flooring, panelled radiator, uPVC double glazed windows.

En-suite

6' 10" x 4' 9" (2.08m x 1.45m)

3-pce white suite comprising shower enclosure, shower over, glazed sliding shower door, part tiled walls, pedestal wash basin with mixer tap, low level w.c., panelled radiator, extractor fan wood style flooring.

Bedroom Two

11' 1" x 8' 10" (3.38m x 2.69m)

Double room, wood style flooring, panelled radiator, uPVC double glazed window.

En-suite

5' 5" x 6' 8" (1.65m x 2.03m)

3-pce white suite comprising shower enclosure with shower over, glazed sliding shower door, part tiled walls, pedestal wash basin with mixer tap, low level w.c., extractor fan, wood style flooring, panelled radiator.

Bedroom Three

10' 4" x 10' 8" (3.15m x 3.25m)

Carpet flooring, panelled radiator, Velux window

Bedroom Four

7' 6" x 6' 7" (2.29m x 2.01m)

Carpet flooring, panelled radiator, uPVC double glazed window.

Bedroom Five/Office

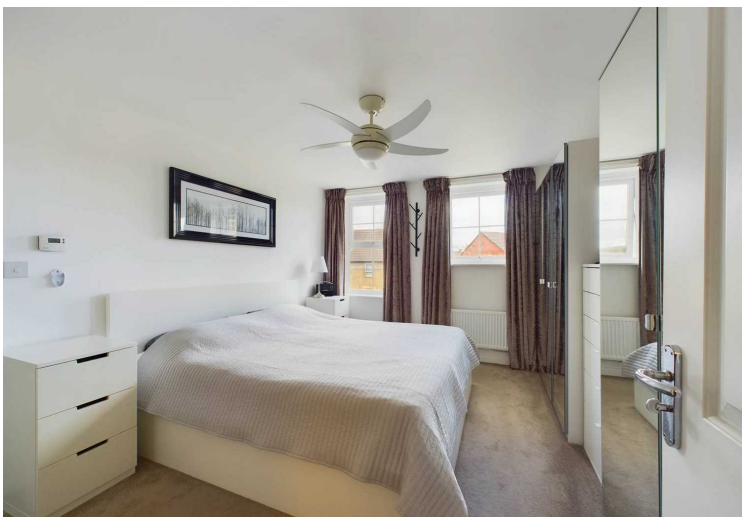
7' 6" x 6' 7" (2.29m x 2.01m)

Carpet flooring, panelled radiator, uPVC double glazed window.

Bathroom

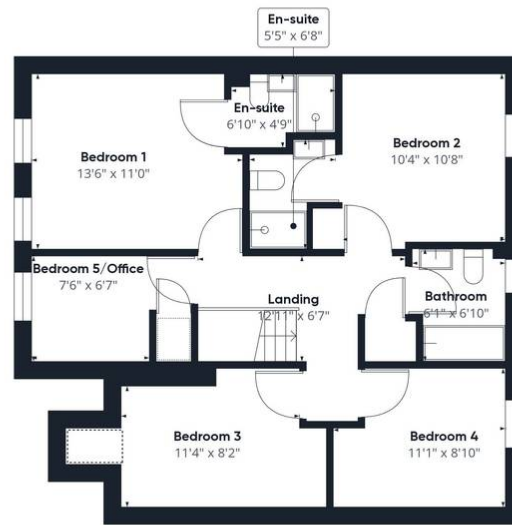
6' 1" x 6' 10" (1.85m x 2.08m)

3-pce white suite comprising panelled bath with hot and cold taps and hand shower attachment, pedestal wash basin with mixer tap, low level w.c., panelled radiator, uPVC double glazed frosted glass window, extractor fan, wood style flooring.





Floor 0



Floor 1

Approximate total area⁽¹⁾
1568.52 ft²
Reduced headroom
20.67 ft²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360