



31 Molland Drive, Clitheroe

£279,000 Freehold

**** AN IMPRESSIVE MODERN THREE BEDROOM SEMI-DETACHED FAMILY HOME BOASTING LAWNED GARDEN AND AN ATTRACTIVE HIGH QUALITY FINISH WITH NO ONWARD CHAIN **** This well equipped property is well presented and is superbly located just off Waddington Road on the highly favoured new development 'Waddow Heights' with lovely countryside walks to enjoy from the doorstep!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



This impressive modern freehold semi-detached family home provides superbly appointed accommodation which is beautifully presented throughout and is situated in a prime position within Waddow Heights on this highly sought after new development just off Waddington Road. The property is within excellent walking distance of the town centre amenities, including an array of shops, restaurants and schools and offers good access to the train, bus station and local road networks. There are lovely countryside walks to enjoy from the doorstep to the nearby village of Waddington or neighbouring Brungerley Park. Upon entrance to the ground floor is a hallway with modern cloakroom, there is a generous front lounge with aspects to the front and side and staircase to the first floor. There is an open plan contemporary dining kitchen with an array of white units and deluxe integrated appliances providing a beautiful light and airy social space with french doors flooding light in from the garden. The first floor has a good sized landing area and incorporates three excellent bedrooms with a modern en-suite shower room to the master and a bright three piece white house bathroom. This attractive home is being offered to the market with no onward chain and would be a perfect hassle free purchase.

Externally there is a private tarmac front driveway with parking for two cars. Side gate access leads to an ample private rear garden area, largely laid to lawn with an extended patio area and a good size storage shed and timber fencing surround. Early internal viewing is highly recommended.

- Stunning Modern Semi-Detached Home
- Attractive Lounge & Excellent Modern Dining Kitchen
- 3 Ample Bedrooms & Modern En-suite Shower Room
- Sought-After Location On New Development
- Modern 3-pce Bathroom & 2-pce Cloaks
- Generous Lawned Garden; Parking For 2 Cars
- Freehold; No Onward Chain
- Walking Distance To Clitheroe Centre
- End of Cul-De-Sac Position (Private Location On The Estate)



Entrance Hallway

Mat flooring, panel radiator, composite front door.

Cloakroom

Modern 2-pce white suite, low level w.c., pedestal hand wash basin, panelled radiator.

Lounge

Carpet flooring, TV point, panel radiator, uPVC double glazed window.

Kitchen Diner

Range of fitted wall and base units with contrasting worksurfaces, stainless steel sink and drainer, integral cooker and gas hob, integral dishwasher, integral washing machine, integral fridge freezer, cupboard housing boiler, under stair storage, vinyl flooring, panel radiator, upvc double glazed window, uPVC double glazed french doors.

Landing

Carpet flooring, storage cupboard, loft access, panel radiator.

Bedroom 1

Carpet flooring, fitted wardrobes, panel radiator, upvc double glazed window.

En-Suite

Three piece in white with shower enclosure, Wc, sink, panel radiator, vinyl flooring, uPVC double glazed frosted window.

Bedroom 2

Carpet flooring, fitted wardrobes, panel radiator, uPVC double glazed window.

Bedroom 3

Carpet flooring, fitted single bed and office furniture, panel radiator, uPVC double glazed window.

Bathroom

Three piece suite with bath, WC and sink, panel radiator, uPVC double glazed frosted window.





Floor 0



Floor 1

Approximate total area⁽¹⁾
757.46 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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