



## 11 Cringle Way, Clitheroe

£216,750 Freehold

**\*\* MODERN 3 BEDROOM SEMI-DETACHED WITH MAGNIFICENT CONRER PLOT WITH EXTENDED GARDENS & SIZEABLE REAR CONSERVATORY \*\*** Well appointed throughout with open field outlooks to the rear and 3-car driveway to the front on tucked away cul-de-sac.

Council Tax band: B

Tenure: Freehold



Tucked away in an excellent cul-de-sac location, this well appointed modern extended 3-bedroom semi-detached house offers a fantastic opportunity for families or those seeking a comfortable and spacious home. The property sits on an outstanding corner plot, boasting a superb sizeable rear conservatory with dining area and decked patio, providing a perfect retreat for relaxation or entertaining guests. The interior features an attractive modern cream kitchen, good-sized lounge, and three bedrooms with 3-pce white bathroom, all complemented by a bright and airy feel throughout. While the private outlooks over the adjoining open rear field create a peaceful ambience. Residents can benefit from the convenience of good walking distance to town amenities, train station and schools, making this property a desirable choice for those looking for both comfort and practicality.

The outside space of this property truly sets it apart, featuring a magnificent corner plot with extended gardens that exceed the average size. With various seating areas strategically placed to capture the sunshine, this outdoor oasis invites residents to soak in the natural surroundings. The view overlooking the adjoining open field adds a sense of tranquillity to the landscape. The well maintained grounds include a

combination of lawn, pebbled and stone-paved patio areas, and timber decked raised patio spots. A bespoke brickbuilt pizza oven beckons for alfresco dining experiences, while a pond, surrounded by well-stocked mature planted borders, shrubs, and trees, enhances the natural beauty of the space. The boundary hedging and fencing provide privacy, and a side gate access leads to a front lawn area with a tarmac driveway offering private parking for up to three cars. This property offers a wonderful blend of indoor comfort and an outdoor haven, making it a delightful place to call home. Early viewing is recommended.

Please note this property is subject to a Section 106 Agreement - requirements to meet.

- Modern Extended Semi-Detached House
- Outstanding Corner Plot With Fantastic Extended Gardens
- 3 Bedrooms & 3-pce White Bathroom
- Superb Sizeable Rear Conservatory & Decked Patio
- Attractive Modern Kitchen & Good Size Lounge
- 3-Car Front Driveway; Excellent Cul-De-Sac Location
- Good Walking Distance to Town Amenities & Schools
- Private Outlooks Over Adjoining Open Rear Field



**Entrance Hallway**

Carpet Flooring, staircase leading to first floor, panelled radiator, uPVC double glazed external front door.

**Lounge**

Carpet flooring, feature fireplace and surround and hearth housing electric fire, television point, panelled radiator, uPVC double glazed window.

**Kitchen**

Range of cream fitted wall, base and drawer units with complementary laminate working surfaces, under unit spotlighting, built-in electric oven and 4-ring gas hob, stainless steel extractor filter canopy over, ceramic sink drainer unit with mixer tap, plumbing for washing machine and dishwasher, space for dryer, space for fridge freezer, uPVC double glazed window, radiator.

**Conservatory**

Superb spacious brick and double glazed window construction, carpet flooring, panelled radiator, dining area, double glazed French doors leading to garden.

**Landing**

carpet flooring, loft access.

**Bedroom One**

Double room, carpet flooring, television point, panelled radiator, 2x uPVC double glazed windows, built in storage cupboard.

**Bedroom Two**

Carpet flooring, panelled radiator, television point, uPVC double glazed window with lovely rear aspects over gardens and open field.

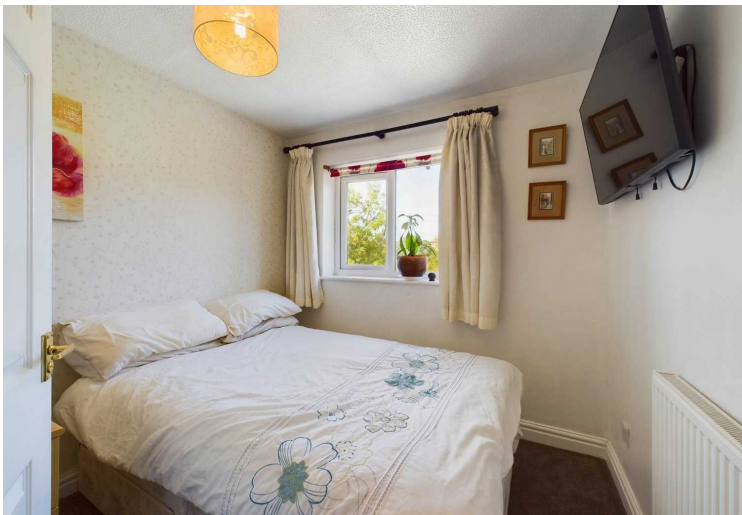
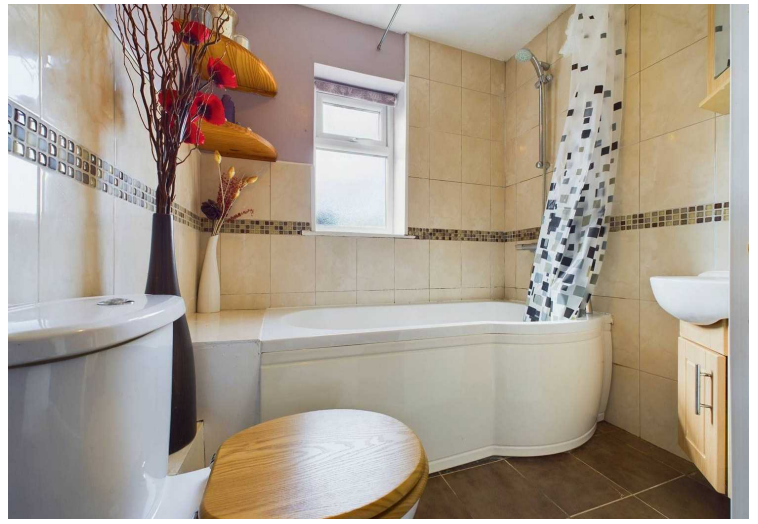
**Bedroom Three**

Carpet flooring, panelled radiator, uPVC double glazed window and attractive outlooks.

**Bathroom**

3-pce white suite comprising panelled bath, mains shower over, vanity sink unit with cupboards under, low level w.c., chrome style radiator, part tiled walls, extractor fan, uPVC double glazed frosted window.







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
837.97 ft<sup>2</sup>

(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.

GIRAFFE360