



3 Denbigh Drive, Clitheroe

£365,000 Leasehold

LARGE FOUR BEDROOM DETACHED HOME AVAILABLE WITH NO ONWARD CHAIN AND POTENTIAL TO ADD VALUE
Presenting a blank canvas to make the property your own, this spacious property on an enviable plot has masses of potential to create your dream home

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



Nestled in a highly desirable location, this spacious four bedroom detached chalet style bungalow offers an exceptional opportunity for those seeking a property with vast potential. The generously proportioned plot features a delightful combination of lawned gardens and patios, providing the perfect backdrop for outdoor relaxation and entertaining. The property comprises 4 well-appointed bedrooms, with the option to utilise the large attic storage space or potentially convert the property to include a first-floor extension (subject to planning permission). While modernisation is required to unlock its full charm, the layout includes an excellent sized lounge flowing seamlessly into the dining area, a breakfast kitchen, and a spacious 3-piece bathroom. The property also benefits from an attached garage and driveway, situated in a superb established cul-de-sac position within walking distance to town amenities and schools. This flexible accommodation, with its abundance of space and scope, is ideally suited to families or downsizers looking to tailor a property to their specific needs.

The outdoor space of this property truly shines, with a large private garden at the rear filled with lawns, stone paved patios, and mature planted borders. The various outdoor areas provide ample opportunities for gardening, or simply enjoying the tranquillity of the surroundings. There is an attached single garage, equipped with power, lighting, and convenient rear personal access. To the front of the property there is a private tarmac driveway and a front lawn bordered with established greenery overlooking the quiet cul-de-sac setting, adding to the property's overall kerb appeal.

- Spacious Detached Bungalow In Highly Desirable Location
- Fantastic Plot With Lawned Gardens & Patios
- 4 Bedrooms, Large Attic Storage & 3-pce Bathroom
- Potential For Extension/ First Floor Conversion Subject To PP
- Modernisation Required To Reach Full Potential
- Excellent Sized Lounge Open to Dining Rm, B/fast Kitchen
- Attached Garage & Driveway
- Superb Established Cul-De-Sac Position
- Walking Distance To Town & Schools
- Flexible Accomm. Ideal For Families Or Downsizers



Entrance Hallway

Spacious entrance, uPVC double glazed front door, built in cupboard, staircase leading to first floor bedroom.

Lounge

Light and spacious open plan room, panel radiator, uPVC double glazed window, stone fireplace surround.

Dining Room

Open plan to lounge, double doors, uPVC double glazed window, panel radiator, private outlooks over garden.

Breakfast Kitchen

Fitted wall and base units, sink drainer unit, uPVC double glazed window and door leading to outside, attractive aspects over garden, plumbing for washing machine, wall mounted gas central heating boiler.

Bedroom One

Excellent double room to the front, uPVC double glazed window, panel radiators, fitted wardrobes.

Bedroom Two

Double room with outlooks over garden, panel radiator, fitted wardrobe, uPVC double glazed window.

Bedroom Four

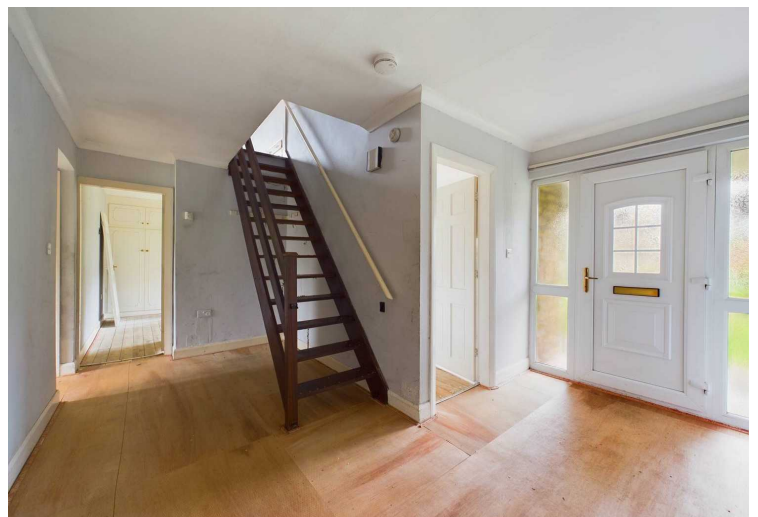
Bedroom with uPVC double glazed window and front aspect over cul-de-sac, panel radiator.

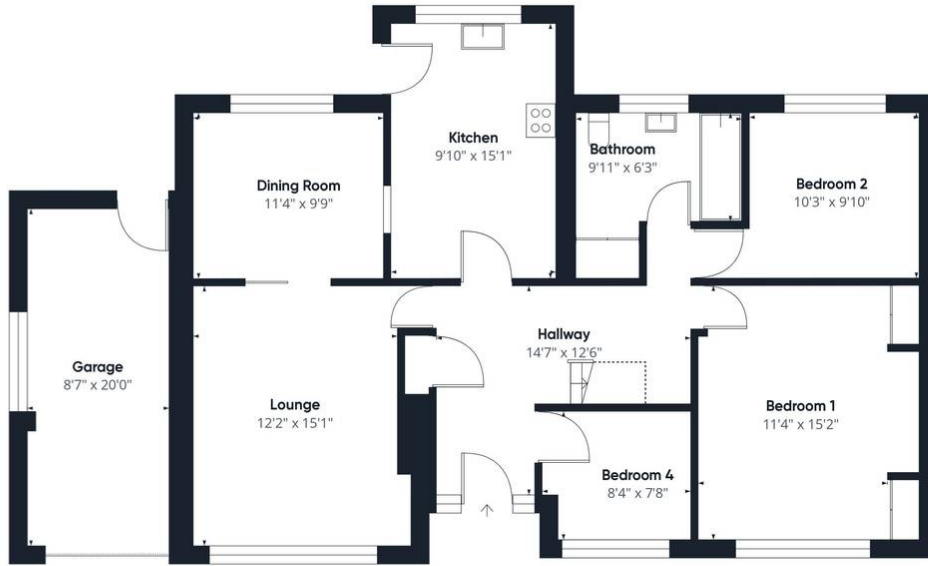
Bathroom

Spacious 3-pce suite, bath, pedestal wash basin, low level w.c., storage cupboard housing hot water cylinder, panel radiator, uPVC double glazed window.

1st Floor Bedroom Three

Ample double bedroom with uPVC double glazed window, large eaves storage cupboard.





Floor 0



Floor 1

Approximate total area⁽¹⁾

1388.87 ft²

Reduced headroom

10.33 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft

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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