



41 Warwick Drive, Clitheroe

OIRO £415,000 Leasehold

Immaculate semi-detached family home in highly sought after location on Warwick Drive boasting a stylish modern interior, 3 bedrooms, useful attic room and private garden with beautiful field views. Conveniently located with walking distance to Clitheroe town Centre, offering a contemporary and tranquil lifestyle.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



Superbly positioned in an excellent favoured location, this impressive extended 3-bedroom semi-detached house offers a wonderful family-focused space. Immaculately presented throughout, the property boasts a stunning rear open living dining area, perfect for entertaining open to a fantastic modern kitchen with array of appliances, front lounge with feature wood burning stove and hallway. Upstairs, there are three bedrooms, a modern bathroom with underfloor heating, and a flexible spacious attic room. The ground floor also features a utility room and additional three piece shower room, providing practicality and convenience for every-day living. Within walking distance to the town, and esteemed primary and secondary schools, including being within walking distance to Clitheroe Grammar School, this property will make a wonderful family home which must be viewed internally to appreciate the exceptional standard of accommodation that this property has to offer.

The outside space of this property is equally as impressive, featuring a decking area with spindle balustrade, overlooking a large lawned garden with views and open aspects of the adjoining fields to the rear. The outdoor space is enhanced with lighting, an external power point, and timber fencing for privacy.

Access to the single garage is conveniently provided via a rear personal door, and a front up and over door, complete with power and lighting. A block-paved side driveway offers private parking for three cars, along with a cold water tap for added convenience. The front garden area is attractively landscaped with stone pebbles and paving, accented by front boundary hedging.

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- Impressive Extended Semi-Detached Family Home
- Immaculately Presented - Wonderful Family Focused Space
- 3 Bedrooms, Modern Bathroom & Flexible Attic Room
- Stunning Rear Open Living Dining & Modern Kitchen
- Front Lounge & Hall; Utility & Ground Flr Shower Room
- Attractive Gardens, 3-car Driveway & Garage
- Beautiful Private Views Across Neighbouring Fields
- Excellent Favoured Location - Walking Distance To Town



Entrance Hallway

Composite front door, wood flooring, panelled radiator, meter cupboard, staircase leading to first floor, understairs storage cupboard.

Lounge

Carpet flooring, panelled radiator, feature log burning stove with stone fireplace, inset and hearth, uPVC double glazed window.

Open Plan Living Dining Room

Wood style karndean flooring, feature vertical panelled radiator, recessed spotlighting, television point, uPVC double glazed windows, open through to kitchen.

Kitchen

Immaculate modern fitted pale grey high gloss kitchen with an array of wall, base and drawer units with contrasting quartz work surfaces, glass splash backs, counter top LED lighting and under unit spotlighting, space for American fridge freezer, 2 x integrated Neff eye level electric oven and grill with warming drawers, stainless steel sink with drainer unit with hot water tap, built-in induction hob with extractor fan over, built-in wine cooler, under unit spotlighting, recessed spotlighting, 2x Velux windows wood style Karndean flooring, uPVC double glazed windows and rear PVC glazed door to garden with outlooks over adjoining open fields.

Utility Room

Tiled flooring, fitted high gloss cupboards and storage with built-in fridge freezer, space for washing machine and dryer, panelled radiator, cupboard housing wall mounted Baxi combination gas central heating boiler, uPVC double glazed window, recessed spotlighting, loft hatch, partially boarded for storage, composite double glazed external side door.

Shower Room

Modern spacious 3-pce white suite comprising large shower enclosure with thermostatic rainfall shower over and additional shower attachment, vanity wash basin with mixer tap and cupboard under, low level w.c., recessed spotlighting, fully tiled walls, tiled floor, ladder style radiator, uPVC double glazed window.

Landing

Carpet flooring, uPVC double glazed window, spindle balustrade, staircase leading to 2nd floor attic room.

Bedroom One

Carpet flooring, wall to wall full length fitted wardrobes and drawers with shelving and hanging space, panelled radiator, uPVC double glazed window.

Bedroom Two

Carpet flooring, panelled radiator, understairs storage cupboard with shelving, uPVC double glazed window overlooking neighbouring open fields.

Bedroom Three

Carpet flooring, panelled radiator, uPVC double glazed window with superb open outlooks.

Bathroom

Modern 3-pce white suite comprising panelled bath with thermostatic shower over, wall hung sink unit with mixer tap, low level w.c., recessed spotlighting, fully tiled walls, tiled floor with under floor heating, built-in storage cupboard, extractor fan, uPVC double glazed window.

Attic Room

Excellent useful flexible room with carpet flooring, eaves storage, Velux window. (some limited headroom).





Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1448.81 ft²

Reduced headroom

110.5 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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