



17 Cottage Close, Clitheroe

£500,000 Freehold

**** STONES YOUNG PRESTIGE **** Outstanding 4 bedroom detached home boasting a stunning living kitchen extension complete with quartz work surfaces, integrated appliances, and a breakfast bar with bi-folding doors to the landscaped garden. Enjoying picturesque views over neighbouring open fields and towards Pendle Hill. The beautiful countryside surroundings offer the perfect backdrop for leisurely walks just steps from your doorstep. This property set on a stunning corner plot on the periphery with open field aspects on a highly favoured new development.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

**** STONES YOUNG PRESTIGE **** A modern marvel, this outstanding 4-bedroom detached home represents the epitome of contemporary living. Built in 2021 with a remaining six years NHBC warranty, this impressive property boasts a stunning living kitchen extension complete with quartz work surfaces, integrated appliances, and a breakfast bar with bi-folding doors to the garden. The property also comprises two versatile reception rooms, a useful utility room, and a modern 2-piece cloaks. With four bedrooms, including a modern en-suite and family bathroom, this new-build home benefits from a unique charm and functionality. While the landscaped rear garden provides a serene outdoor retreat. Fully alarmed and equipped with CCTV, this home offers both security and peace of mind. Situated for convenience, easy access to Clitheroe town centre and the A59 make commuting a breeze. With a single detached garage featuring power and lighting, as well as driveway parking for several cars, this property offers both practicality and luxury. With no onward chain, this modern gem is ready to become your dream home.

Stepping outside, the beauty of this property continues with a modern landscaped private rear garden featuring a porcelain-tiled patio, artificial lawn, and attractive raised planted beds. Complete with lighting, modern fencing, and a stone boundary wall, the outdoor space is both functional and aesthetically pleasing. Enjoy the lush lawned front and side garden with picturesque views over neighbouring open fields and towards Pendle Hill. The beautiful countryside surroundings offer the perfect backdrop for leisurely walks just steps from your doorstep. A side tarmac driveway leads to a spacious detached garage with power and lighting, providing ample storage and parking space. With all these features combined, this property set on a stunning corner plot on the periphery with open field aspects offers a rare opportunity to live in a highly favoured new development on the edge of open countryside.



Hallway

Tiled flooring, panel radiator, stairs to first floor, under stairs storage.

Lounge

Media wall with spotlighting, carpet flooring panel radiator, recessed spotlighting, uPVC double glazed window.

Office

Carpet flooring, panel radiator, recessed spotlighting, uPVC double glazed window

Lounge Kitchen Diner

Range of fitted wall and base units with quartz worksurfaces, kitchen island with breakfast bar, induction hob with extractor fan, integrated fridge and freezer, integrated Neff oven and microwave oven, integrated dishwasher, Quooker tap, tiled flooring, recessed spotlighting, bi-folding doors to rear garden, uPVC double glazed window

Utility Room

Range of wall and base units with contrasting worksurfaces, integral washing machine, stainless steel sink and drainer, combo boiler, tiled flooring, recessed spotlighting, door to rear garden

Cloak Room

Tiled flooring, low level w.c., pedestal wash basin, panel radiator, extractor fan, uPVC double glazed frosted window

Landing

Carpet flooring, airing cupboard housing water tank, recessed spotlighting. loft hatch to boarded loft, uPVC double glazed window

Bedroom 1

Carpet flooring, fitted wardrobe, panel radiator, uPVC double glazed window with electric roller blind

En Suite

3-pce white suite comprising low level w.c., pedestal wash basin with mixer tap, shower enclosure with thermostatic rain shower over and additional handheld attachment, shaver point, fully tiled walls, tiled flooring, recessed spotlighting, extractor fans, panel radiator, uPVC double glazed frosted window.

Bedroom 2

Carpet flooring, panel radiator, recessed spotlighting, uPVC double glazed window with electric roller blind.

Bedroom 3

Carpet flooring, panel radiator, uPVC double glazed window with electric roller blind

Bedroom 4

Carpet flooring, fitted wardrobe, panel radiator, uPVC double glazed window with electric roller blind

Bathroom

3-pce white suite comprising low level w.c., pedestal wash basin with mixer tap, panelled bath with thermostatic rain shower over and additional handheld attachment, glazed shower screen, fully tiled walls, tiled flooring, chrome ladder style radiator, shaver point, extractor fan, recessed spotlighting, uPVC double glazed frosted window.







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1546.66 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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