



## 8 Queensway, Waddington

£425,000 Freehold

**\*\* OUTSTANDING 4 BEDROOM EXTENDED SEMI-DETACHED HOME IN BEAUTIFUL SOUGHT-AFTER VILLAGE LOCATION WITH VERSATILE ADDITIONAL IMPRESSIVE LOFT ROOM \*\*** Situated in a favoured position this attractive flexible family home boasts impressive internal living space with double storey extension and generous landscaped gardens, and driveway.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





Nestled within the highly desired village of Waddington, on a tucked away cul-de-sac on Queensway, this superb extended semi-detached home offers a wonderful family-focused space for comfortable living. Boasting four ample bedrooms, as well as an impressive additional light filled flexible loft room, this property caters to all lifestyle needs. The fantastic lounge is complemented by a rear conservatory extension with feature wood burning stove, creating a bright and spacious atmosphere perfect for relaxation. In addition, the modern en-suite shower room and beautiful family bathroom provide convenience and luxury. The generous modern fitted kitchen is a delight for culinary enthusiasts, while the hallway and office area offer practicality and style. Outside, a private spacious landscaped garden awaits, with ample space for outdoor activities and it benefits from an excellent private 4-car driveway, ensuring convenience for the homeowner and their guests. With the countryside on the doorstep and village amenities, several pubs and the village school within walking distance, this residence embodies the ideal blend of rural charm and modern living. Additionally, a short drive leads to nearby Clitheroe, providing further convenience and entertainment options for residents.

Externally, the property presents a well-maintained outdoor space that complements the interior's charm and functionality. A block paved driveway at the front offers private parking for up to 4 cars, ensuring ample space for vehicles. A side gate provides convenient access to the impressive rear and side garden, where a blend of lawns, stone flagged patios, and various seating areas awaits. A rear barked play area adds to the outdoor versatility, perfect for children and pets to enjoy. The rear stone patio is surrounded by planted borders. A timber summer house provides additional space for relaxation or storage. External lighting, a cold water tap, and electric power points enhance the functionality and convenience of the garden. This property's well-crafted outdoor setting is ideal for hosting gatherings, enjoying al fresco dining, or simply unwinding amidst a peaceful and private environment. This property is a must-see, early viewing is essential.



- Superb Extended Semi-Detached Home
- Outstanding Accommodation - Wonderful Family Focused Space
- Highly Favoured Cul-De-Sac Village Location
- 4 Ample Bedrooms & Impressive Flexible Loft Room
- Fantastic Lounge & Rear Conservatory Extension
- Modern En-suite and Beautiful Family Bathroom
- Generous Modern Fitted Kitchen; Hallway & Office Area
- Private Spacious Landscaped Garden, Patios & Summerhouse
- Excellent Private 4-Car Driveway
- Desirable Village Of Waddington - Countryside On Doorstep

### **Entrance Vestibule**

uPVC double glazed window, tiled flooring, internal wood glazed door.

### **Hallway**

Wood effect flooring, understairs storage cupboard, built in storage cupboard also housing Vaillant combination gas central heating boiler, spindle staircase leading to first floor, uPVC double glazed window.

### **Living Room**

Impressive deceptive living space with carpet flooring, wall light points, feature fireplace and hearth with modern flueless gas stove, panelled radiators, TV point, uPVC double glazed window with outlooks across cul-de-sac, wall light points.

### **Kitchen**

Range of modern high gloss wall, base and drawer units with contrasting working surfaces, stainless steel sink drainer unit with extendable mixer tap, electric and gas cooker point, glass splash back, extractor filter canopy over, plumbing for washing machine, space for fridge freezer, built in eye level microwave, under unit spotlighting, built-in wine cooler, recessed spotlighting, panelled radiator, tile effect flooring, uPVC double glazed window, uPVC double glazed external door leading to rear garden.

### **Office Area**

Wood effect flooring, built-in cupboards, drawers and shelving.

### **Conservatory & Dining Room**

Superb full width conservatory with tiled flooring, electric wall heater, part panelled walls, feature cast iron multi-fuel stove, television point, built-in shelving, open to office area, uPVC french doors leading out to garden.

### **Landing**

Spindle balustrade, carpet flooring, staircase leading to loft room, wall light point, separate loft access with drop

### **En-suite Shower Room**

Modern 3-pce white suite comprising double walk-in shower enclosure with glazed screen, thermostatic rainfall shower over and additional shower, wall hung vanity wash basin with drawers under and wall mounted waterfall mixer tap, concealed low level w.c., inset wall niche, grey feature ladder style radiator, recessed spotlighting, fully tiled walls, tiled flooring, uPVC double glazed window.

### **Bedroom Two**

Carpet flooring, built in wardrobes with feature panelled walls and built-in shelving, modern panelled radiator, recessed spotlighting, uPVC double glazed window with outlooks across cul-de-sac.

### **Bedroom Three**

Wood effect flooring, panelled radiator, uPVC double glazed window.

### **Bedroom Four**

Wood effect flooring, panelled radiator, built-in storage cupboard, uPVC double glazed window.

### **Bathroom**

Spacious modern 3-pce white suite comprising freestanding roll top bath with hot & cold taps, thermostatic rain shower over with fixed glazed screen, pedestal wash basin with mixer tap, low level w.c., tiled flooring, part tiled walls, victorian style panelled radiator, chrome towel rail, recessed spotlighting, built-in alcove area, uPVC double glazed frosted window.

### **Flexible Loft Room**

Fantastic flexible useful loft room with superb storage areas, spindle balustrade carpet flooring, recessed spotlighting, 2x Velux windows, eaves storage cupboard, television point.

### **Additional Information**

PLEASE NOTE: The vendors currently have planning permission for a further single storey extension to the side of the house for a utility room and cloakroom. Please ask for further information.







Approximate total area<sup>(1)</sup>

1687.9 ft<sup>2</sup>

Reduced headroom

115.29 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

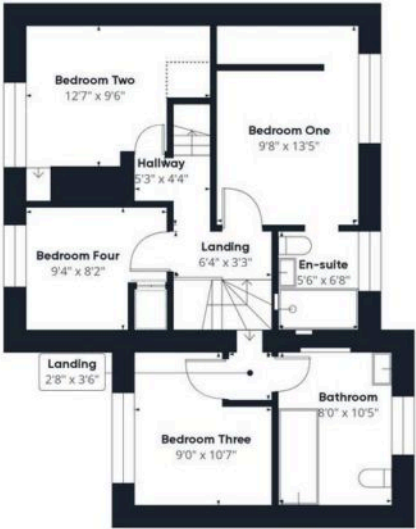
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations 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.

GIRAFFE360



Floor 0



Floor 1



Floor 2