



## 35 Molland Drive, Clitheroe

£275,000 Freehold

**\*\* AN IMPRESSIVE MODERN THREE BEDROOM SEMI-DETACHED FAMILY HOME BOASTING A LANDSCAPED GARDEN AND AN ATTRACTIVE HIGH QUALITY FINISH THROUGHOUT \*\*** This well equipped property is beautifully presented and is superbly located just off Waddington Road on the highly favoured new development 'Waddow Heights' with lovely countryside walks to enjoy from the doorstep!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





This impressive modern freehold semi-detached family home provides superbly appointed accommodation which is beautifully presented throughout and is situated in a prime position within Waddow Heights on this highly sought after new development just off Waddington Road. The property is within excellent walking distance of the town centre amenities, including an array of shops, restaurants and schools and offers good access to the train, bus station and local road networks. There are lovely countryside walks to enjoy from the doorstep to the nearby village of Waddington or neighbouring Brungerley Park. Upon entrance to the ground floor is a hallway with modern cloakroom, there is a generous front lounge with aspects to the front and side and staircase to the first floor. There is an open plan contemporary dining kitchen with an array of high gloss units and deluxe integrated appliances providing a beautiful light and airy social space with french doors flooding light in from the garden. The first floor has a good sized landing area and incorporates three excellent bedrooms with a modern upgraded en-suite shower room and family bathroom. This attractive home would be a perfect hassle free purchase. Externally there is a private tarmac front driveway

with parking for two cars. Side gate access leads to an ample private rear garden area, which has been recently landscaped largely laid to lawn with an extended indian stone flagged patio area and a good size storage shed and timber fencing surround. Early internal viewing is highly recommended.

- Stunning Modern Semi-Detached Home
- 3 Ample Bedrooms & Modern En-suite Shower Room
- Sought-After Location On New Development
- Modern Upgraded 3-pce Bathroom; 2-pce Cloaks
- Generous Lawned Garden; Parking For 2 Cars
- Walking Distance To Clitheroe Centre
- Attractive Lounge & Excellent Modern Dining Kitchen
- Freehold; Cul-De-Sac Position



**Entrance Hallway**

Mat flooring, panel radiator, composite front door.

**Cloakroom**

Modern 2-pce white suite, low level w.c., pedestal hand wash basin, panelled radiator.

**Lounge**

Carpet flooring, TV point, panel radiator, recessed spotlights, uPVC double glazed window.

**Dining Kitchen**

Range of modern high gloss fitted wall and base units with contrasting worksurfaces and upstands and under unit spotlights, stainless steel sink and drainer, integral electric cooker and gas hob, integral dishwasher, integral washing machine, integral fridge freezer, cupboard housing boiler, under stairs storage, wood effect flooring, panel radiator, uPVC double glazed window, uPVC double glazed french doors.

**Landing**

Carpet flooring, storage cupboard, loft access, panel radiator.

**Bedroom One**

Carpet flooring, fitted mirrored wardrobes, panel radiator, recessed spotlights, uPVC double glazed window.

**En-suite Shower Room**

3-pce modern in white with shower enclosure with thermostatic shower, low level w.c., pedestal wash basin with mixer tap, panel radiator, tiled flooring and walls, recessed spotlighting, shaver point, chrome ladder style radiator.

**Bedroom Two**

Carpet flooring, panel radiator, uPVC double glazed window.

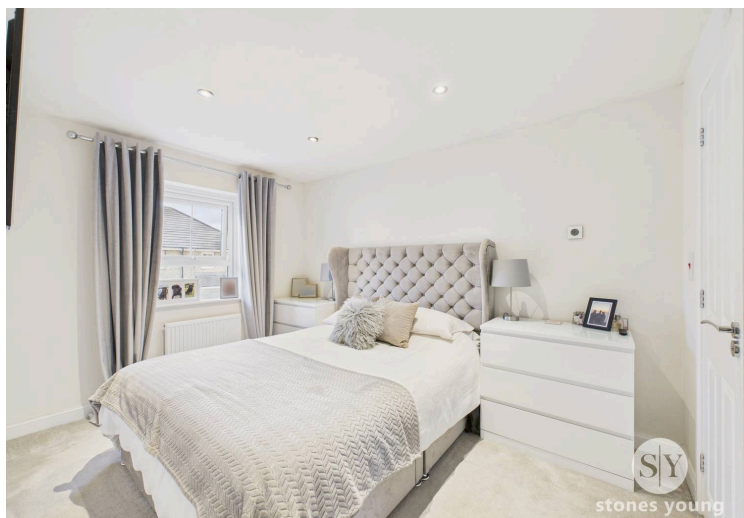
**Bedroom Three**

Carpet flooring, recessed spotlights, panel radiator, uPVC double glazed window.

**Bathroom**

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









Floor 0



Floor 1



**Approximate total area<sup>m</sup>**  
759.72 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 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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