



## 14 Ribble Prospect, Clitheroe

£350,000 Leasehold

**\*EXCELLENT FOUR BEDROOM DETACHED HOME IN CLITHEROE WITH NO ONWARD CHAIN\*** Presented to the market in excellent condition, this four bedroom family home offers a fresh clean home to move into and make your own.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





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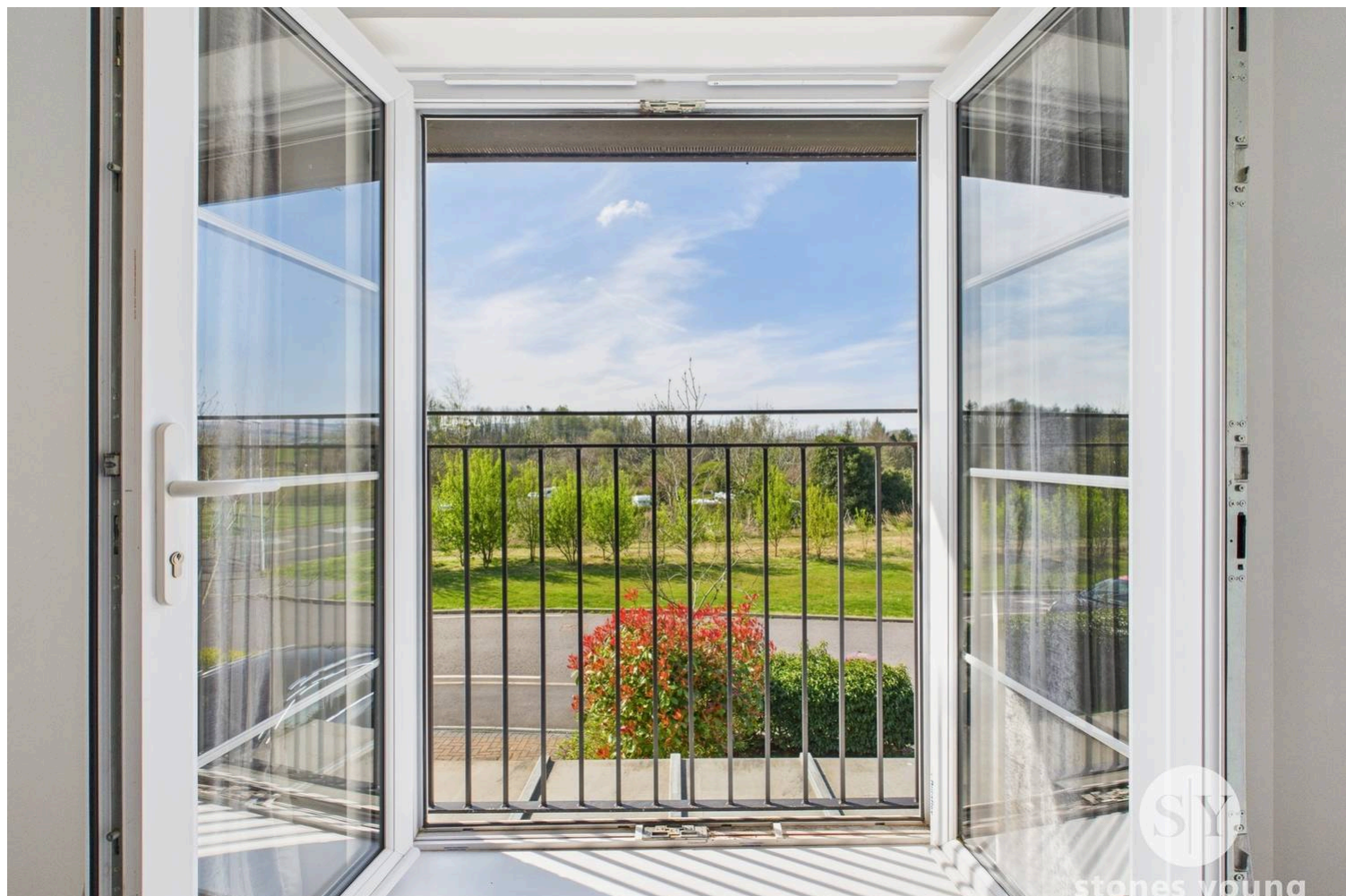
Internally, the property boasts a modern aesthetic with fresh white decor throughout providing the opportunity to move in immediately and make the property your own. The ground floor comprises a spacious lounge, stylish and inviting kitchen diner with ample space for a large dining table or seating area - perfect for both entertaining and every-day living. Completing the downstairs are the added conveniences of a utility room, and WC.

Ascend to the first floor to discover four well proportioned bedrooms and family bathroom. The master bedroom is complete with an en-suite bathroom and a charming Juliet balcony, providing a tranquil outlook over local woodland.

Outside, the property offers a beautifully designed front garden and spacious driveway enhancing the curb-appeal while the rear garden features a large lawn complimented by a patio area. This outdoor space provides a perfect space for families to enjoy entertaining and playing with friends.

Further enhancing the convenience of this property is an integral garage and a driveway offering parking space for two cars. Additionally, the property is only a 5 minute drive into Clitheroe, providing easy access to a variety of amenities. With its well-maintained condition and desirable location, this property stands out as a must-see opportunity for discerning buyers.

- Four Bedroom Detached Family Home in Clitheroe
- Driveway Parking for Two Cars
- Integral Garage with Power and Lighting
- Master Bedroom with En Suite and Juliet Balcony
- Modern Dining Kitchen, Utility & WC
- Council Tax Band D
- On a Water Meter



**Porch**

Carpet flooring, panel radiator

**Lounge**

Carpet flooring, stairs to first floor, two panel radiators, two upvc double glazed windows

**Kitchen Diner**

Range of fitted wall and base units with contrasting worksurfaces, stainless steel sink and drainer, integrated oven and gas hob space for fridge freezer, under stairs storage, tiled flooring, panel radiator, kick board heater, upvc double glazed window and French doors to garden

**Utility Room**

Worksurface with cupboard and plumbing for washing machine and tumble dryer, combi boiler, tiled flooring, panel radiator, composite door to rear garden

**Wc**

Two piece suite with Wc and sink, tiled flooring, upvc double glazed frosted window

**Landing**

Carpet flooring, airing cupboard, panel radiator, loft access

**Bedroom 1**

Carpet flooring, panel radiator, upvc double glazed window

**En Suite**

Three piece suite with shower enclosure, wc and sink, panel radiator, upvc double glazed window

**Bedroom 2**

Carpet flooring, panel radiator, upvc double glazed window

**Bedroom 3**

Carpet flooring, panel radiator, upvc double glazed window

**Bedroom 4**

Carpet flooring, panel radiator, upvc double glazed window

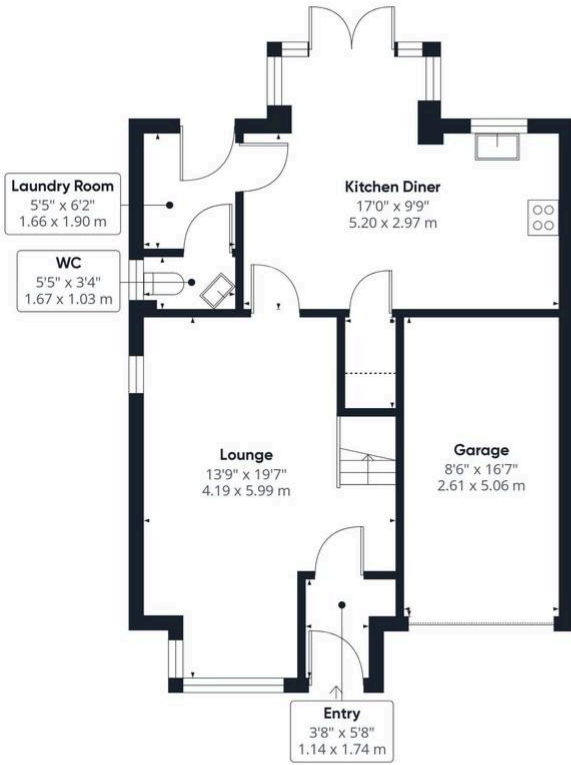
**Bathroom**

Three piece suite with shower over bath, wc and sink, panel radiator, vinyl flooring, upvc double glazed window

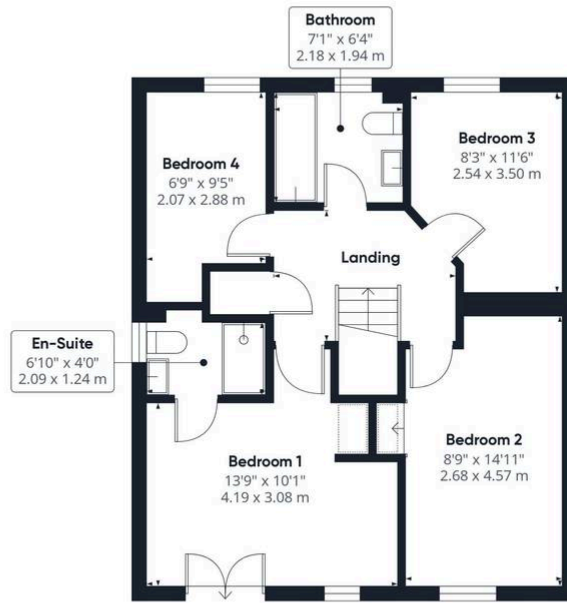








Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
1226.66 ft<sup>2</sup>  
113.96 m<sup>2</sup>

**Reduced headroom**  
5.54 ft<sup>2</sup>  
0.51 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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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