

23 Spa Garth, Clitheroe

£319,950 Freehold

Desirable 4 bedroom extended detached home on favoured cul-de-sac within popular development, with a superb deceptive garden plot, flexible family accommodation with further potential and an ample 3-car driveway.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Set in a favoured cul-de-sac location within a popular development, this desirable 4-bedroom detached house stands proud on a superb plot. Offering excellent extended accommodation, this versatile family home boasts 4 flexible bedrooms over 2 floors, including an en-suite shower room and family bathroom. The property features a versatile office/bedroom side extension which has been converted and completely modernised, a kitchen, and a convenient 2-piece cloaks. The lounge opens seamlessly to the dining room which leads to a light filled conservatory, offering space for relaxation and entertainment leading out to the garden. With fantastic potential to enhance further, the property presents an opportunity for the new owners to personalise and make their mark.

Outside, the property offers an impressive outdoor space that complements the interior living areas perfectly. A lawned front garden area welcomes you upon arrival, leading to a side tarmac driveway that can accommodate 3/4 cars, ensuring convenient and secure parking options. A side gate offers access to the beautiful deceptive rear garden, which features an attractive lawned area, a generously sized stone paved patio ideal for outdoor entertaining, well-stocked planted borders, a handy timber store, a cold-water

tap, and timber fencing that surrounds the space, ensuring privacy and tranquillity for residents, adding to the overall appeal and practicality of this exceptional family home.

- Desirable Detached Family Home
- Superb Plot – Excellent Extended Accommodation
- 4 Flexible Bedrooms; En-suite & Family Bathroom
- Versatile Office Side Extension; Kitchen & 2-pce Cloaks
- Lounge Open To Dining Room; Conservatory
- Favoured Cul-De-Sac Location On Popular Development
- Fantastic Potential To Enhance Further
- Generous Landscaped Gardens & Patio; Large 3 Car Drive



Entrance Hallway

uPVC double glazed front door.

Cloakroom

2-pce suite, pedestal wash basin, low level toilet, uPVC double glazed window, alarm panel.

Open Lounge & Dining Room

Wood style flooring, feature fireplace surround housing electric fire, TV point, panel radiator, uPVC double glazed window, spindle staircase to first floor, open to dining area with panel radiator, sliding patio doors to conservatory.

Kitchen

Oak style wall and base units, laminate working surfaces, tiled splashback, sink and drainer unit with mixer tap, plumbing for washing machine and dishwasher, integrated fridge freezer & electric oven, 4-ring hob, under unit spotlights, tiled flooring, built in store cupboard, uPVC double glazed window & side external door.

Conservatory

uPVC double glazed windows and side external door to garden, tiled floor, TV point, attractive outlooks across garden, door to extension office & bedroom.

Office

Office/bedroom- flexible space in side extension, carpet flooring, uPVC double glazed window, phone point, door to bedroom 4.

Bedroom Four

Versatile bedroom or ground floor sitting room or separate studio room with uPVC double glazed external door to garden, uPVC double glazed window, 2 x ceiling sun tunnels.

Landing

Spindle balustrade, panel radiator, uPVC double glazed window, loft access, cupboard also housing wall mounted Worcester combination gas central heating boiler.

Bedroom 1

Carpet flooring, TV point, panel radiator, uPVC double glazed window, outlooks across cul-de-sac, built in triple wardrobe.

En Suite

3-pce white suite comprising shower enclosure with thermostatic shower, low level w.c., pedestal wash basin, vinyl flooring, part tiled walls, chrome ladder style radiator, extractor fan, uPVC double glazed window.

Bedroom 2

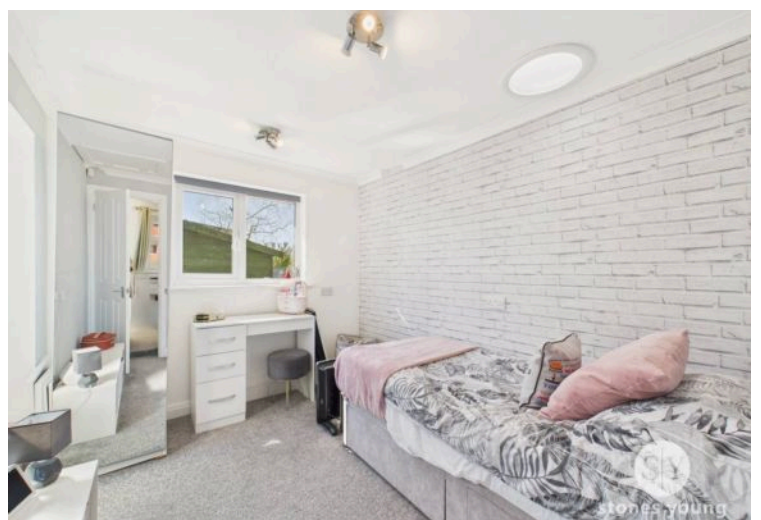
Carpet flooring, panel radiator, uPVC double glazed window, lovely view of Clitheroe Castle.

Bedroom 3

Carpet flooring, uPVC double glazed window, panel radiator, built in wardrobe, aspects over cul-de-sac.

Bathroom

3-pce suite comprising low level w.c., pedestal wash basin, panelled bath with mixer tap and shower over, chrome ladder style radiator, extractor fan, uPVC double glazed window, vinyl flooring, part tiled walls.





Approximate total area⁽¹⁾
1022.75 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 are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 0



Floor 1