



3 Maytree Close, Clitheroe

£315,000 Freehold

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Situated in a sought-after location within the Hawthorne Farm new development, positioned just off Waddington Road and good walking distance to the bustling town centre with an array of amenities, shops, schools and train station. This recent newly built impressive detached house offers a fantastic opportunity for prospective buyers. The property boasts 3 excellent double bedrooms, a modern 3-pce bathroom and a master en-suite shower room with a spacious bright landing with 2 storage cupboards. On the ground floor is an airy spacious lounge ideal for relaxation and a superb modern open dining kitchen with French doors leading to the private south facing lawned gardens and patio. The kitchen has an array of built in appliances and the added convenience of a utility area and generous 2-pce cloakroom. This home is ready to move into with just a small chain for a hassle-free purchase. Versatile in its appeal, it caters equally to families seeking their ideal home or individuals looking to downsize in style.

The outdoor space of this property is stunning and features a newly landscaped south facing private lawned rear garden and stone flagged patio area that offers a peaceful retreat to capture and enjoy the sunshine with pleasant aspects. With attractive planted

garden borders and timber store, cold water tap and privacy fencing. The side gate and pathway provide easy access to the lawned front garden area, which also includes a block paved driveway leading to the integral single garage with power, lighting, and ample space for storage or parking. This residence is truly attractive for those seeking a comfortable and stylish home. Early viewing is recommended.

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- Attractive Modern Detached Home
- Stunning Newly Landscaped South Facing Garden
- 3 Excellent Double Bedrooms
- Highly Desirable Position Just Off Waddington Road
- Modern 3-pce Bathroom & En-suite Shower Room
- Ideal Family Home Or Perfect Downsize
- Superb Light Filled Modern Dining Kitchen
- Lounge, Utility Area & 2-pce Cloakroom
- Freehold; 8 Years Remaining On NHBC Guarantee
- Driveway, Garage; Hassle Free Purchase



Entrance Porch

Composite double glazed front door, panel radiator, carpet matting, consumer unit.

Lounge

TV point, uPVC double glazed window, panel radiator, storage cupboard, spindle staircase to first floor.

Dining Kitchen

Well equipped light grey modern wall and base units, with complementary worktops and upstands, a range of integrated appliances including fridge freezer, dishwasher, electric oven and grill with 4-ring gas hob and extractor filter canopy over and stainless steel splashback, 1½ bowl sink drainer unit with mixer tap, wood style flooring, uPVC double glazed window, dining area with panelled radiator, uPVC french opening doors onto rear garden with pleasant private aspects.

Utility Area

Boiler cupboard, plumbing for washing machine, space for tumble dryer, laminate worktops and up stands, wood effect flooring, uPVC double glazed window.

Cloakroom

Spacious modern white 2-pce suite, low level w.c., pedestal wash basin, storage cupboards, wood effect flooring, panel radiator, extractor fan.

Landing

Spacious area with spindle balustrade, uPVC double glazed window, 2 x built in storage cupboards, loft access, panelled radiator.

Bedroom One

Superb bright master double bedroom with panelled radiator, vanity/office area, 3 x uPVC double glazed windows.

En-suite Shower Room

Modern 3-pce white suite comprising shower enclosure with thermostatic shower, pedestal basin with mixer tap, low level w.c., panelled radiator, uPVC double glazed window, recessed spotlighting, extractor fan, wood style flooring.

Bedroom Two

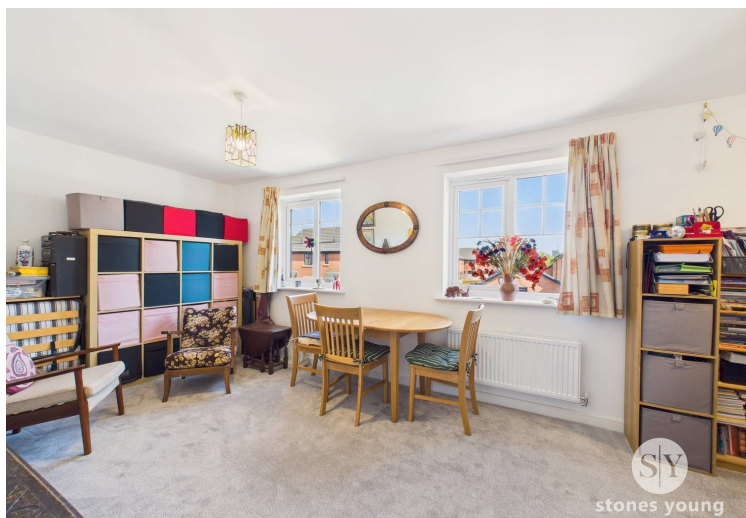
Excellent double room with carpet flooring, panelled radiator, uPVC double glazed window, pleasant aspects over gardens.

Bedroom Three

Good sized double room with carpet flooring, panelled radiator, uPVC double glazed window with pleasant outlooks.

Bathroom

Modern installed 3-pce white suite comprising panelled bath with screen and electric shower, pedestal wash basin with mixer tap, low level w.c., wood style flooring, part tiled walls, panelled radiator.





Floor 0



Floor 1



Approximate total area⁽¹⁾
1100 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.

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