



## 32 Ludlow Road, Clitheroe

£289,000 Freehold

This stunning three-bedroom property is perfectly positioned on a desirable plot, tucked away on Ludlow Road in the charming market town of Clitheroe. Offering a harmonious blend of stylish, modern living with a picturesque setting, this home also benefits from driveway parking for two vehicles and a beautifully landscaped rear garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





This stunning three-bedroom property is perfectly positioned on a desirable plot, tucked away on Ludlow Road in the charming market town of Clitheroe. Offering a harmonious blend of stylish, modern living with a picturesque setting, this home also benefits from driveway parking for two vehicles and a beautifully landscaped rear garden. Early internal viewing is highly recommended to truly appreciate all this contemporary home has to offer.

Upon entering, you are greeted by a welcoming hallway featuring luxurious Amtico flooring, convenient under-stair storage, and EV controls. The bright and neutral lounge provides a serene space to relax, filled with natural light. Moving into the heart of the home, the modern kitchen is fitted with an array of sleek grey base and eye-level units, complemented by contrasting work surfaces and integral appliances. The generous layout includes ample space for dining and French doors leading seamlessly into the beautifully landscaped rear garden, ideal for entertaining and al fresco dining. A two-piece cloakroom/WC completes the ground floor.

Upstairs, the spacious master bedroom is tastefully presented, offering a peaceful retreat with a stylish three-piece en-suite shower room. There are two further bedrooms, both neutrally decorated and fitted

with plush carpets, providing flexibility for a growing family or home office space. The well-appointed family bathroom features modern fixtures, including a shower over the bath, completing the internal accommodation. The property is warmed by gas central heating and benefits from uPVC double glazing throughout, ensuring comfort and efficiency year-round.

Situated in the highly desirable location of Clitheroe, this home is perfectly positioned for those who enjoy countryside living with modern conveniences. Ludlow Road provides easy access to local amenities, schools, and Clitheroe's vibrant town centre, known for its historic castle, independent shops, and popular eateries. Outdoor enthusiasts will appreciate the nearby Ribble Valley, offering scenic walks and stunning views along the river, making this the perfect home for families and professionals alike.



- Well-Presented Semi-Detached Family Home
- Envious Position On Ludlow Road
- Stylish Kitchen Diner With Integral Appliances
- 3 Beautifully Presented Bedrooms
- En-suite To Master Bedroom
- Stunning Rear Garden With Lawn & Patio
- Direct Access To Open Fields
- Freehold; Electric Car Charging Point
- Aspects Towards Clitheroe Castle & Pendle Hill
- Within Close Proximity To Excellent Amenities

### Hallway

Amtico flooring, under stairs storage with EV electric controls, panel radiator, stairs to first floor

### Wc

Two piece suite in white pedestal wash basin, low level w.c., amtico flooring, panel radiator, uPVC double glazed window

### Lounge

Carpet flooring, panelled radiators, television point, uPVC double glazed window

### Kitchen Diner

Range of fitted wall, base and drawer units with contrasting worksurfaces, stainless steel sink and drainer, integral fridge freezer, integral oven, 4-ring gas hob, stainless steel extractor filter canopy over, integral dishwasher, integral washing machine, amtico flooring, panel radiator, uPVC double glazed french doors, uPVC double glazed window, under unit spotlighting, panelled radiator, recessed spotlighting.

### Landing

Carpet flooring, storage cupboard, loft access with partially boarded loft area.

### Bedroom 1

Carpet flooring, panelled radiator, television point, uPVC double glazed window

### En-Suite

3-pce white suite comprising shower enclosure, thermostatic shower, with additional attachment, sliding glazed door, pedestal wash basin with mixer tap, low level w.c., part tiled walls, recessed spotlighting, extractor fan, chrome ladder style radiator, shaver point, uPVC double glazed frosted window.

### Bedroom 2

Carpet flooring, panelled radiator, television point, uPVC double glazed window

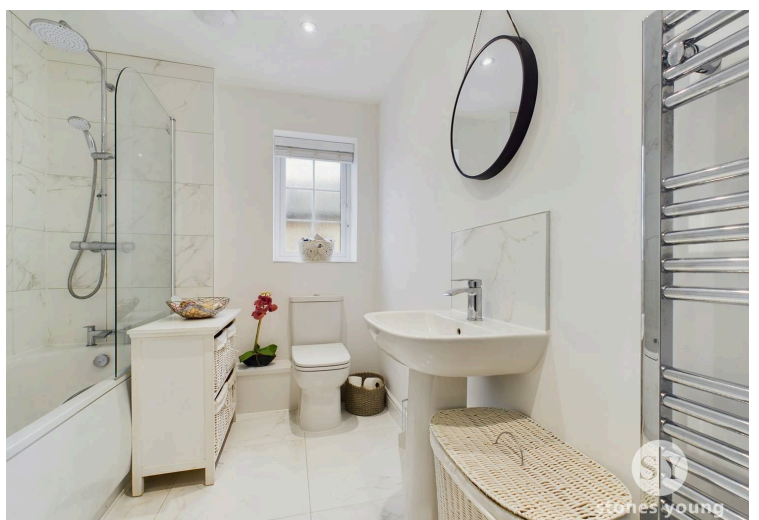
### Bedroom 3

Carpet flooring, panelled radiator, uPVC double glazed window

### Bathroom

3-pce white suite comprising panelled bath with thermostatic shower and additional attachment over, low level w.c., pedestal wash basin, chrome ladder style radiator, part tiled walls, tiled flooring, recessed spotlighting, extractor fan, uPVC double glazed frosted window.









Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
859.82 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 are based on RICS IPMS 3C standard.

GIRAFFE360