



1 Millbrook Court, West Bradford

£599,995 Freehold

STONES YOUNG PRESTIGE Stunning 5-bed stonebuilt corner plot home in sought-after West Bradford Village, with spacious layout over 3 floors, lounge with fireplace, fitted kitchen/diner, conservatory, and beautiful spacious gardens. Includes double garage, utility room, and double drive. Perfect family haven near Clitheroe.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



STONES YOUNG PRESTIGE Impressively presented is this 5-bedroom detached house, a stunning stonebuilt family home nestled on a beautiful private corner plot in the highly sought-after West Bradford Village. Boasting a spacious and flexible layout spread over 3 floors, this property offers an ideal setting for comfortable family living. The accommodation comprises 5 bedrooms including a master en-suite and a family bathroom, a generous lounge with a fireplace and multi fuel stove, separate dining room and a versatile snug/office. To the rear is a fitted kitchen diner, and a conservatory with aspects over the garden. Additional features include an excellent garage, a useful utility room, cloaks, and a welcoming hall. The property also benefits from a double drive located in a favoured cul-de-sac position, making it the perfect family haven. With the bustling town of Clitheroe just a few minutes' drive away, and sought-after village schools and countryside walks right at your doorstep, this residence presents an attractive and well-appointed interior for a truly exceptional living experience.

Surrounding this home are superb corner plot gardens, beautifully maintained and offering ample outdoor space for relaxation and entertainment. The block paved double driveway leads to a double detached garage, complementing the property's convenience. The front garden features a raised lawned area with picturesque, planted borders, while the rear garden offers a sprawling oasis designed for relaxation and enjoyment. Here, two private lawned areas are encircled by established borders bursting with mature shrubs and trees. A central stone-paved patio invites al fresco gatherings, enclosed by stone walls, timber fencing, and hedging for added privacy. This residence presents a rare opportunity to own a stunning home with exceptional outdoor spaces.



Entrance Hallway

Composite front door with frosted double glazing, laminate flooring, stairs to first floor, panel radiator.

Lounge

Laminate flooring, multifuel stove with flagged heart and stone surround, two panel radiators, uPVC double glazed windows and frosted windows.

Dining Room

Carpet flooring, panel radiator, sliding patio doors to conservatory.

Conservatory

In brown uPVC double glazing, with French doors to garden, tiled flooring.

Snug/Office

Laminate flooring, panel radiator, uPVC double glazed window.

Cloakroom

2-pce suite with low level w.c. and sink, panel radiator, laminate flooring.

Kitchen Diner

Range of fitted wall and base units with sink and drainer, integral oven, gas hob, plumbed for dishwasher, kitchen island with solid wood worksurface, vinyl flooring, panel radiator, uPVC double glazed French doors, double glazed window, vinyl flooring.

Utility

Wall and base units with sink and drainer, plumbed for washing machine, combi boiler, side door to garden.

Landing

Carpet flooring, panel radiator, uPVC double glazed window.

Bedroom One

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

En-suite Bathroom

4-pce suite with sunken bath, shower enclosure, low level w.c. and sink, storage cupboard, panel radiator, wooden double glazed window.

Bedroom Two

Carpet flooring, panel radiator, uPVC double glazed window.

Bedroom Three

Laminate flooring, panel radiator, double glazed window.

Bedroom Four

Carpet flooring, panel radiator, double glazed window.

Shower Room

3-pce suite with shower enclosure, low level w.c. and sink, vinyl flooring, double glazed frosted window.

Attic Bedroom Five

Laminate flooring, under eaves storage, panel radiator, double glazed velux windows.







Approximate total area^m

2449 ft²

Reduced headroom

151 ft²

Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1

Floor 0 Building 2

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360