

## 11 Spa Garth, Clitheroe

£320,000 Freehold

Immaculate 3-bed detached house in quiet cul-de-sac. Modern living with spacious lounge, charming conservatory, and modern kitchen diner. Private corner plot with excellent gardens. Garage, parking for two cars. Close to town amenities and schools.

Council Tax band: D

Tenure: Freehold





This immaculate 3-bedroom detached house nestled in a quiet cul-de-sac within a favoured development. This attractive modern property offers superbly appointed accommodation, perfect for families or downsizers seeking a modern lifestyle. The property features a spacious lounge, a charming conservatory, and a modern kitchen diner with appliances. The well-finished interior includes three bedrooms, with an excellent modern shower room complementing the living spaces. Situated on a private corner plot, the property boasts excellent gardens providing a tranquil outdoor retreat. Its freehold status and lack of onward chain add to the convenience, while a garage and parking for two cars cater to practical needs. Just a short walk from town amenities and schools, this property offers a blend of comfort, style, and convenience.

Externally, there are attractive corner plot gardens with excellent lawn and patio area offering ample room for outdoor activities and gatherings. There is a driveway and an attached single garage and parking for 2 cars. With its convenient location and attractive exterior, this property presents an opportunity to own a modern retreat with a balance of indoor luxury and outdoor serenity. Early viewing is highly recommended.

- Attractive Modern Detached Property
- Superbly Appointed Accommodation
- 3 Bedrooms - Excellent Modern Shower Room
- Lounge, Conservatory, Modern Kitchen Diner
- Tucked Away Cul-De-Sac - Favoured Development
- Excellent Private Corner Plot Gardens
- Freehold; No Onward Chain
- Garage, Parking For 2 Cars



**Entrance hallway**

Composite double glazed front door, wood style flooring, panel radiator, alarm panel. Stairs to first floor.

**Cloakroom**

Modern 2-pce white suite comprising low level w.c., vanity hand basin with cupboard under, part tiled walls, wood style flooring, chrome ladder style radiator, uPVC double glazed window.

**Lounge**

Feature fireplace surround with coal effect gas fire, TV point, uPVC double glazed window to front overlooking cul de sac, uPVC french doors to conservatory, storage cupboard, panel radiator.

**Conservatory**

UPVC double glazed windows & French doors, tiled flooring, recessed spotlights.

**Kitchen Diner**

Modern white matt fitted units with complementary wood style laminate work tops and upstands, under unit spotlights, sink drainer unit with mixer tap, Neff integrated electric oven, 4-ring induction hob and extractor canopy over, integrated dishwasher and washing machine, space for dryer and fridge freezer, wood style flooring, uPVC double glazed windows, TV point, panel radiator, composite double glazed rear door, recessed spotlights.

**Landing**

Panel radiator, uPVC double glazed window, loft access, part boarded.

**Bedroom One**

Double room with carpet flooring, panel radiator, uPVC double glazed window, TV point.

**Bedroom Two**

Double room with carpet flooring, cupboard housing Baxi combination gas central heating boiler, panel radiator, uPVC double glazed window.

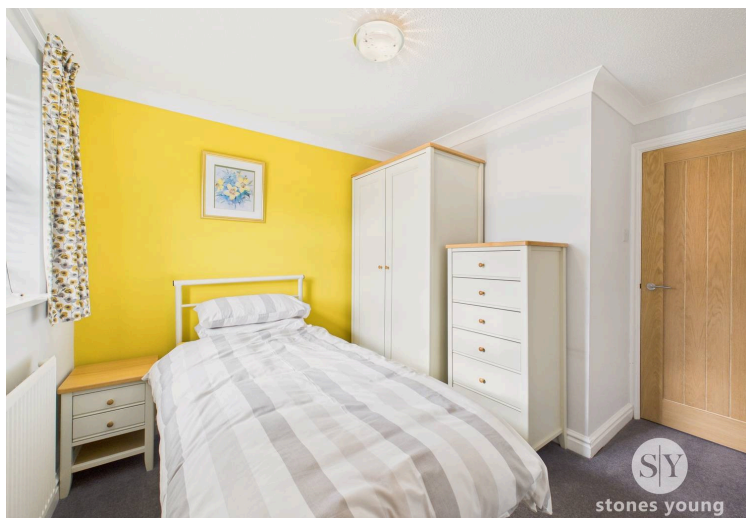
**Bedroom Three**

Single room with carpet flooring, panel radiator, uPVC double glazed window.

**Shower Room**

Modern 3-pce white suite with corner shower enclosure and direct feed shower, vanity unit with sink with mixer tap and cupboard under, low level w.c., panel radiator, uPVC double glazed window, tiled flooring, fully tiled walls, extractor fan, recessed spotlights.









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>m</sup>

983 ft<sup>2</sup>

Reduced headroom

6 ft<sup>2</sup>

(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.

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