



34 Waterfall Gardens, Clitheroe

£385,000 Freehold

IMMACULATE FOUR DOUBLE BEDROOM DETACHED HOME IN CLITHEROE Built in 2022, this generous home showcases an impeccable finish and design with tasteful interior design and quiet cul-de-sac location.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



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As you enter, a spacious hallway beckons, leading to the cosy lounge with bay window and ample seating. The heart of the home is located at the rear with a contemporary open plan kitchen diner boasting a classy finish, generous space for a large dining table and superb views of the garden and towards Pendle Hill. For added convenience, you'll find integrated appliances, downstairs utility and WC.

Ascend the stairs to find a spacious landing that gracefully connects to four double bedrooms, each offering their own impressive outlook. From an elevated position, the back bedrooms look towards Pendle and Clitheroe Town centre while the front bedrooms enjoy countryside open aspects. The master bedroom, complete with fitted wardrobes and an en-suite, provides an enjoyable place to enjoy early nights and lie ins. Even the bathroom has been designed a little extra with the bonus of a shower, bath, wc and sink!

Outside, the landscaped rear garden offers a retreat

with views towards the picturesque Pendle Hill, creating a serene backdrop for outdoor activities and relaxation. Parking is easily satisfied with two parking spaces in front of the property and a garage which has been boarded for storage options and even a home gym.

- Master Bedroom with Fitted Wardrobes and En-Suite
- Landscaped Rear Garden with Views Towards Pendle Hill
- Four Double Bedrooms
- Contemporary Open Plan Kitchen Diner
- Downstairs WC and Utility
- Single Garage - Fully Boarded for Gym and Storage
- Built in 2022 - Seven Years Remaining NHBC
- Partially Boarded Loft
- Immaculate Condition Throughout with Tasteful Interior



Hallway

LVT flooring, stairs to first floor, panel radiator

Lounge

Carpet flooring, panel radiators, upvc double glazed bay window

Kitchen Diner

Range of fitted wall and base units with contrasting worksurfaces, stainless steel sink and drainer, gas hob, integral double oven, integral dishwasher, integral fridge freezer, space for dining table, LVT flooring, two panel radiators, upvc double glazed windows and French doors to garden

Utility

Wall units with worksurface, space for washing machine and tumble dryer, storage cupboard, vinyl flooring, panel radiator

WC

Two piece suite with Wc and sink, vinyl flooring, panel radiator

Landing

Carpet flooring, panel radiator, loft access to partially boarded loft

Bedroom 1

Carpet flooring, fitted wardrobes, panel radiator, two upvc double glazed windows

En-Suite

Three piece suite with Wc sink and shower, heated towel rail, LVT flooring, upvc double glazed frosted window

Bedroom 2

Carpet flooring, fitted wardrobes, built in storage, panel radiator, upvc double glazed window

Bedroom 3

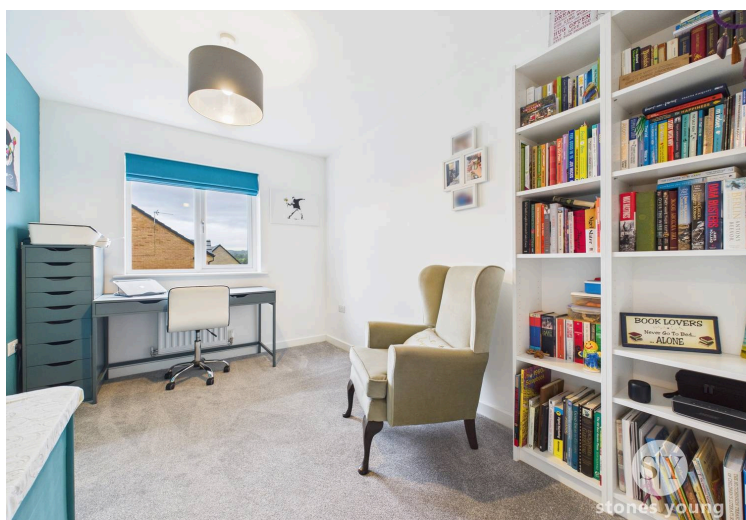
Carpet flooring, panel radiator, upvc double glazed window

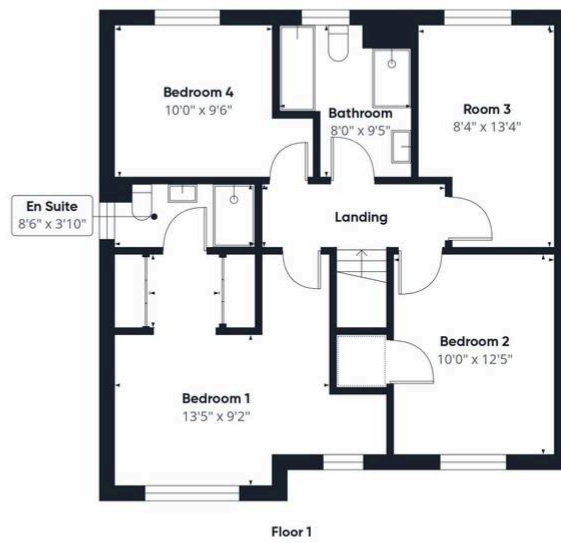
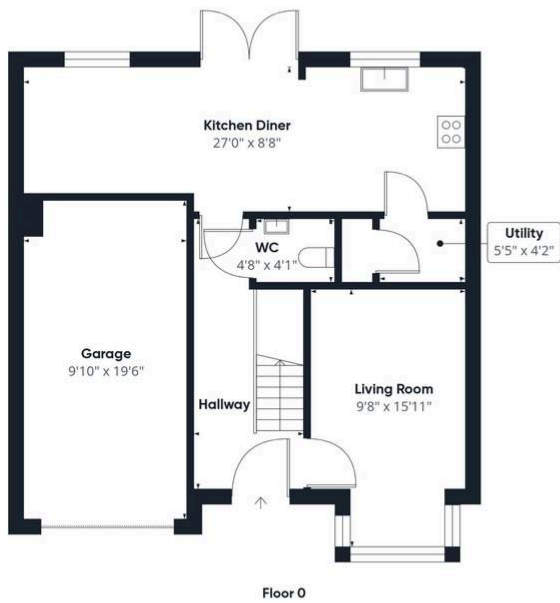
Bedroom 4

Carpet flooring, panel radiator, upvc double glazed window

Bathroom

Three piece suite with Wc, sink bath and shower, heated towel rail, LVT flooring, upvc double glazed frosted window





Approximate total area⁽¹⁾
1382 ft²

(1) Excluding balconies and terraces

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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