



BB7 2FT

Blakewater Road, Clitheroe

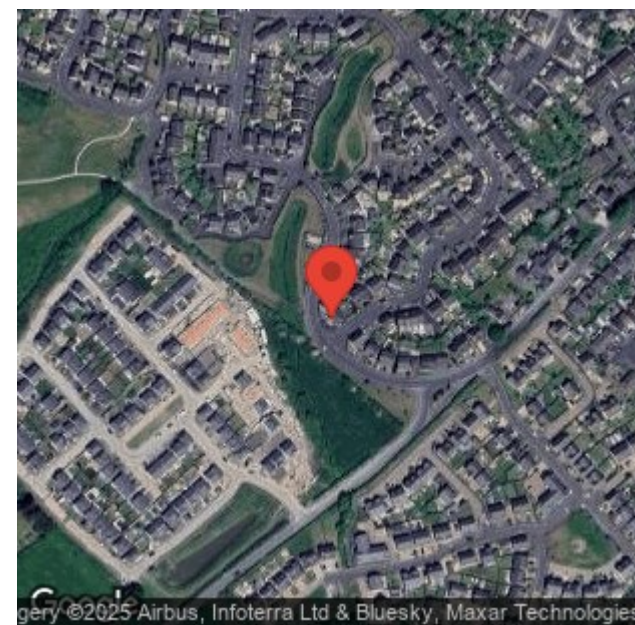
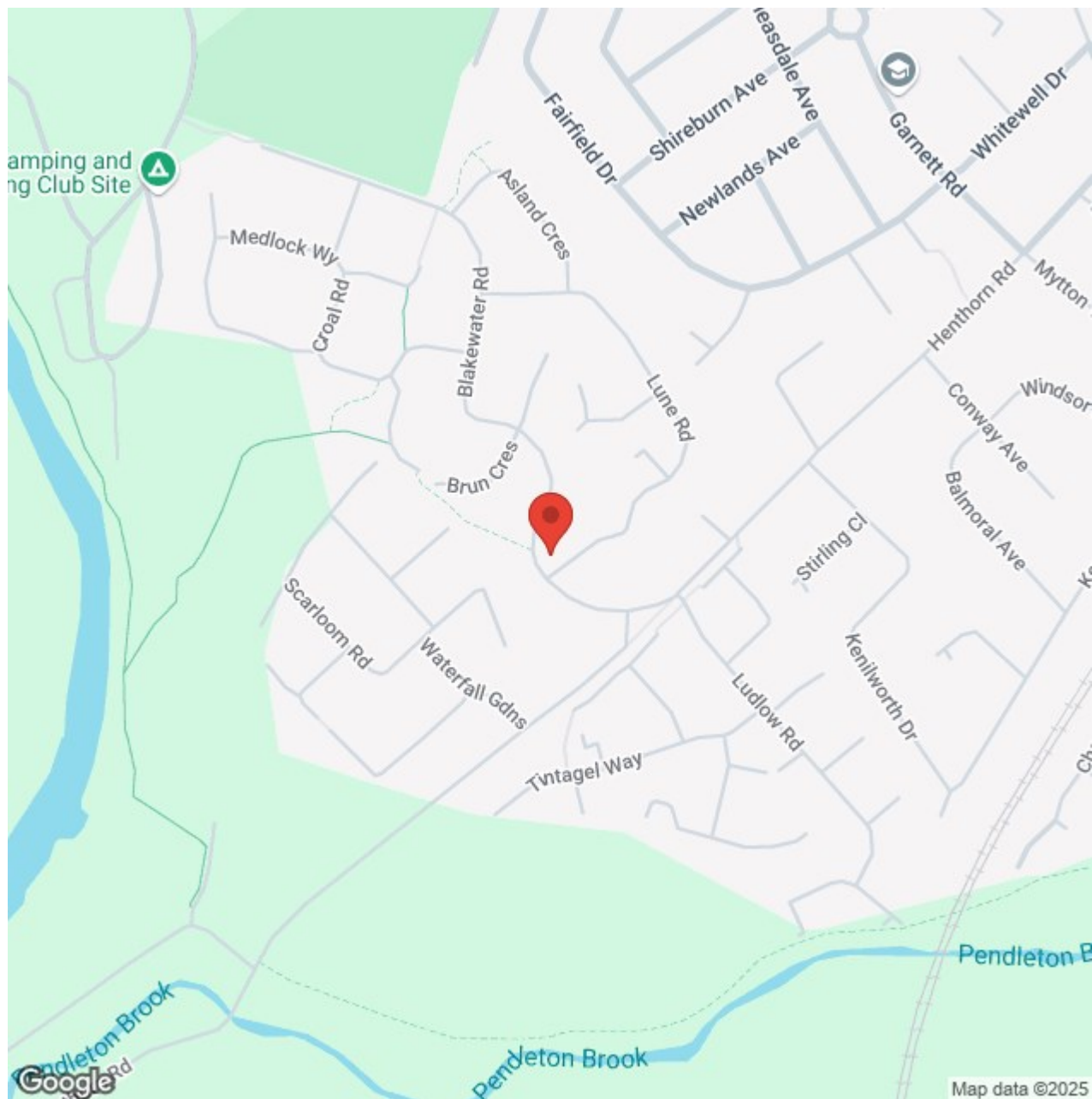
Offers In The Region Of £364,950

- Detached Family Home • Two Reception Rooms • Dining Kitchen • Ground Floor WC • Utility Room • Ensuite & Bathroom • Four Bedrooms • Detached Garage • Rear Garden

Nestled in a desirable location with open aspect views to the front, this 4-bedroom detached family home offers spacious and versatile living. The ground floor features two reception rooms and a modern dining kitchen, perfect for entertaining, along with a utility room for added convenience. Upstairs, the master bedroom boasts its own en-suite, while the remaining bedrooms are served by a contemporary 3-piece family bathroom. Externally, the property benefits from a driveway leading to a detached garage and an enclosed rear garden with a lawn and patio area, ideal for relaxing or hosting outdoor gatherings.

Situated in the heart of Clitheroe, this home is perfectly positioned to enjoy everything the town has to offer. With its historic castle, independent shops, and highly regarded schools, Clitheroe is a thriving market town surrounded by the stunning Ribble Valley countryside. The area provides excellent transport links and endless opportunities for outdoor activities, making this property an ideal choice for families seeking both convenience and a connection to nature. Viewing is highly recommended.







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Lancashire

GROUND FLOOR

On the ground floor you will find:

ENTRANCE HALLWAY

A welcoming entrance hallway with wood effect flooring, hidden soft touch storage drawers, 1x central heating radiator, smoke detector, staircase to the first floor / landing, uPVC double glazed window and composite door to the front elevation.

LIVING ROOM 16'6" x 11'8" (5.04m x 3.57m)

A family sized living room with space for settees, television point, log burning stove, 2x central heating radiators and uPVC double glazed window to the front elevation.

SITTING ROOM 10'0" x 8'8" (3.06m x 2.66m)

A cosy sitting room with wood effect flooring, space for settees, television point, 1x central heating radiator and uPVC double glazed window to the side elevation.

GROUND FLOOR WC 3'4" x 5'10" (1.03m x 1.79m)

Comprising of: tiled flooring, tiled splash back, Roca push button w.c, Roca pedestal sink with chrome mixer tap, 1x central heating radiator and uPVC double glazed frosted window to the front elevation.

DINING KITCHEN 9'4" x 19'5" (2.87m x 5.93m)

Offering a range of fitted wall and base units with contrasting worktops, integrated Zanussi oven / grill, AEG 5 ring gas hob with chrome extractor hood above, integrated fridge / freezer and dishwasher, inset sink with chrome mixer tap, space for a dining table and chairs, 2x central heating radiators, recessed LED spotlights, air extraction fan, uPVC double glazed windows to the side elevation and uPVC patio doors leading out to the rear garden.

UTILITY ROOM 9'3" x 5'2" (2.84m x 1.58m)

A useful utility room with tiled flooring, fitted wall and base units with contrasting worktops, plumbing for a washing machine, space for a tumble dryer, inset sink with chrome mixer tap, Ideal combi boiler, recessed LED spotlights, air extraction fan and composite door leading out to the rear garden.

FIRST FLOOR / LANDING

On the first floor / landing there is a loft hatch, smoke detector, 1x central heating radiator, airing cupboard housing water tank, recessed LED spotlights and uPVC double glazed window to the front elevation.

BEDROOM ONE 11'5" x 12'0" (3.49m x 3.67m)

A bedroom of double proportions with integrated wardrobes, space for drawers, 1x central heating radiator, door to en-suite shower room and uPVC double glazed window to the front elevation.

ENSUITE 4'11" x 7'3" (1.51m x 2.22m)

A modern three piece shower room comprising of: tiled flooring, tiled splash back, walk in shower cubicle, Roca push button w.c, Roca pedestal sink with chrome mixer tap, 1x central heating radiator, recessed LED spotlights, air extraction fan and uPVC double glazed frosted window to the side elevation.

BEDROOM TWO 11'8" x 8'10" (3.56m x 2.70m)

Another bedroom of double proportions with integrated wardrobes, 1x central heating radiator and uPVC double glazed window to the side elevation.

BEDROOM THREE 9'8" x 9'0" (2.95m x 2.75m)

Yet again a bedroom of double proportions with integrated wardrobes, 1x central heating radiator and uPVC double glazed window to the rear elevation.

BEDROOM FOUR 6'2" x 8'7" (1.88m x 2.62m)

Currently utilised as an office room having space for a desk and chairs and uPVC double glazed window to the side elevation.

BATHROOM 6'2" x 6'9" (1.88m x 2.08m)

A beautifully presented three piece bathroom suite comprising of: tiled flooring, tiled splash back, panelled bathtub with chrome mixer tap, shower over and glass shower screen, Roca push button w.c, Roca pedestal sink with chrome mixer tap, 1x central heating radiator, shaving point, recessed LED spotlights, air extraction fan and uPVC double glazed frosted window to the rear elevation.

EXTERNALLY

Externally to the front elevation there is a lawned area with shrubs and an extensive driveway leading up to the detached garage offering ample space for off road parking. To the rear elevation you will find a flagged patio area, laid lawn, elevated decked patio area with space for garden furniture, storage shed, outside lighting and water tap. Ideal for use during the Spring / Summer months.

ADDITIONAL INFORMATION

An Ohme EV charger is also fitted at the property.

GARAGE 17'5" x 8'7" (5.33m x 2.64m)

Ideal for storage and off road parking purposes.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/blakewater-rd-clitheroe>

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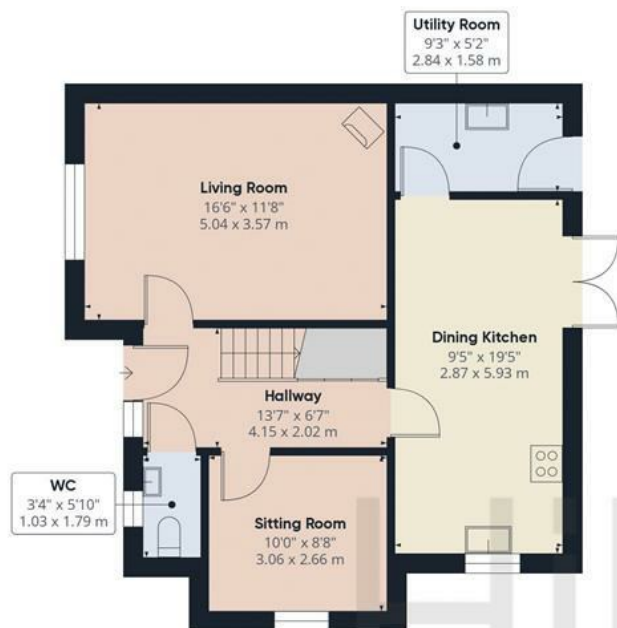


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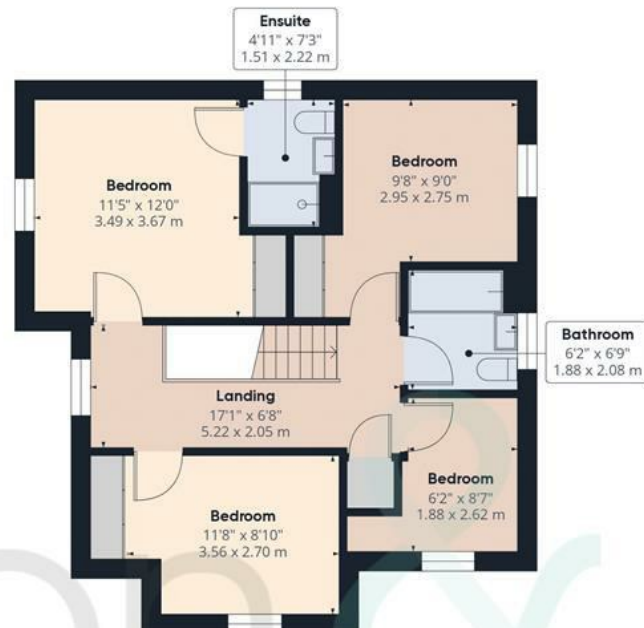


OUTSIDE

Externally to the front elevation there is a lawned area with shrubs and an extensive driveway leading up to the detached garage offering ample space for off road parking. To the rear elevation you will find a flagged patio area, laid lawn, elevated decked patio area with space for garden furniture, storage shed, outside lighting and water tap. Ideal for use during the Spring / Summer months.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

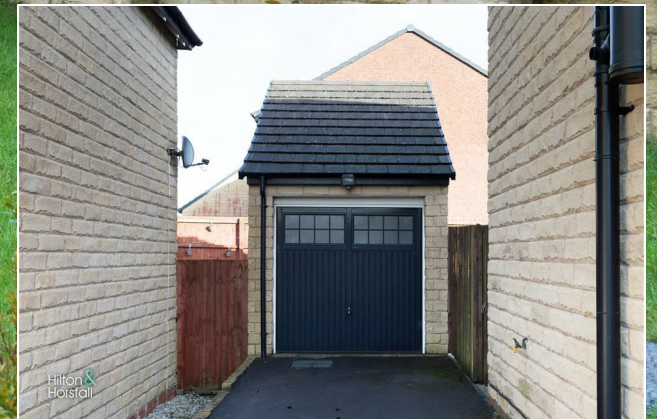
1390.29 ft²

129.16 m²

(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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