

28 COPLOW VIEW  
CLITHEROE  
BB7 4SG

£265,000



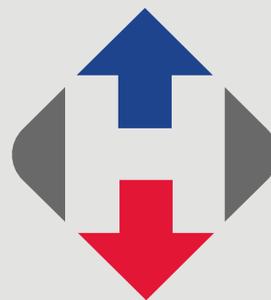
- Modern 3-storey semi-detached
- 4 bedrooms, en-suite
- Superb cul-de-sac location
- NHBC guarantee; freehold
- Lovely south facing rear garden
- Lounge & dining kitchen
- Driveway to the side
- 97 m<sup>2</sup> (1,042 sq ft) approx.

[honeywell.co.uk](http://honeywell.co.uk)

A modern semi-detached house built by McDermott Homes in 2019 which is situated at the end of a cul-de-sac on a desirable plot with a lovely private south facing rear garden.

This spacious three-storey house offers well planned accommodation which would suit most families and comprises a cloakroom, lounge and dining kitchen on the ground floor and three bedrooms and bathroom on the first floor. On the top floor is the master bedroom suite with wardrobes and en-suite shower room.

Externally there is a side driveway providing parking for two cars and a good-sized private rear garden with paved patio and lawn. The house is freehold and benefits from the remainder of the 10-year NHBC Housebuilder's guarantee. Viewing is essential.



**LOCATION:** Travelling along Chatburn Road in the direction of Chatburn, pass the cricket ground on the left hand side and after a further 500 yards Coplow View is located on the right hand side after Green Drive and before the hospital.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**ENTRANCE HALL:** Through half-glazed front door, staircase off to first floor, alarm control panel.

**CLOAKROOM:** With 2-piece Duravit white suite comprising low suite w.c. with push button flush and corner wall-hung wash handbasin with mixer tap and tiled splashback.

**LOUNGE:** 4.6m x 3.8m narrowing to 2.5m (15' x 12'6" narrowing to 8'1"); with television point, BT telephone point and wall-hung contemporary electric fire.

**DINING KITCHEN:** 4.8m x 2.9m (15'7" X 9'7"); attractive modern range of white gloss wall and base units with complementary laminate work surface and tiled splashback, one and a half bowl stainless steel sink unit with mixer tap, integrated stainless steel double oven, 4-ring stainless steel gas hob with stainless steel extractor canopy over, integrated fridge freezer, integrated Hotpoint washing machine, Hotpoint dishwasher, Worcester central heating boiler concealed inside kitchen wall cupboard, space for dining table and chairs, understairs storage cupboard and PVC French doors opening onto the rear garden.

**FIRST FLOOR:**

**LANDING:** With storage cupboard housing hot water cylinder.

**BEDROOM TWO:** 2.9m x 2.8m (9'7" x 9'1").





**BEDROOM THREE:** 2.7m x 2.6m (9' x 8'8").

**BEDROOM FOUR:** 2.7m x 1.9m (8'9" x 6'4").

**BATHROOM:** With 3-piece white Duravit suite comprising low suite w.c. with push button flush, wall-hung wash handbasin with chrome mixer tap and panelled bath with chrome mixer tap and thermostatic shower over, large fixed shower head and separate hand-held shower head, glass shower screen with grey gloss tiling, shaver point and extractor fan.

Staircase off to second floor leading to:

**MASTER BEDROOM:** 4.0m + wardrobes x 2.7m opening to 4.8m (13'1" + wardrobes x 9' opening to 15'8"); with television point, Velux window to the rear with built-in wardrobes, dormer window to the front.

**EN-SUITE SHOWER ROOM:** With 3-piece Duravit suite comprising low suite w.c. with push button flush, vanity wash handbasin with chrome mixer tap, tiled splashback and shaver point and shower enclosure with fitted thermostatic shower, part-tiled walls, extractor fan.

**OUTSIDE:** The property is situated in the corner of the cul-de-sac, front lawn with paved pathway to front door, planting borders, tarmac driveway to the side providing parking for 2 cars. Gated access to the enclosed south-facing rear garden. Good-sized private rear garden with paved patio area, lawn, boundary fencing, Leylandii hedging offering excellent privacy, timber storage shed.

**HEATING:** Gas fired hot water central heating system complemented by sealed unit double glazing in PVC frames.

**SERVICES:** Mains water, electricity, gas and drainage are connected.

**EPC RATING: B. COUNCIL TAX BAND D.**

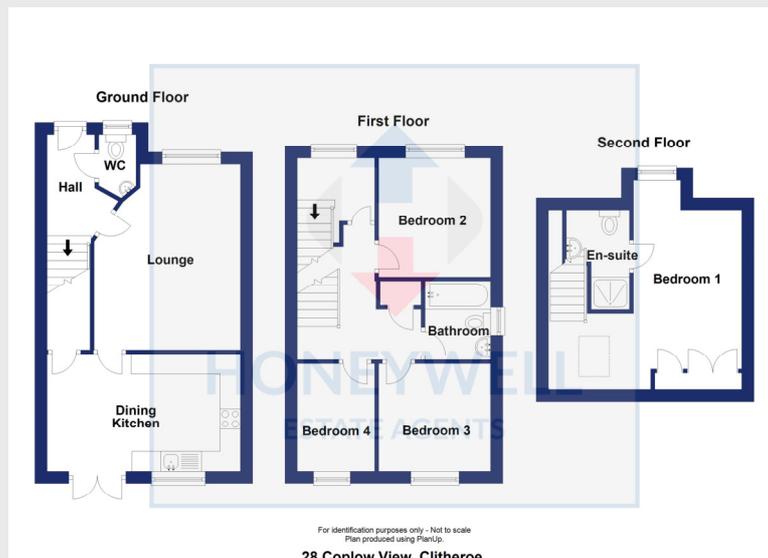
**ESTATE CHARGE:** £156.72 per annum.

**TENURE:** We are informed by the owners that the property is freehold.

**VIEWING:** By appointment with our office.

**SELLING YOUR OWN HOUSE?** We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





For identification purposes only - Not to scale  
Plan produced using PlanUp.  
**28 Coplow View, Clitheroe**

*28 Coplow View, Clitheroe, BB7 4SG  
CD/SMR/190521*

**Selling your house?**

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1 Castlegate, Clitheroe. BB7 1AZ  
T: 01200 426041 E: houses@honeywell.co.uk

The Fountains, Barrowford. BB9 8LQ  
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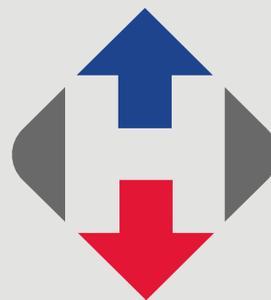
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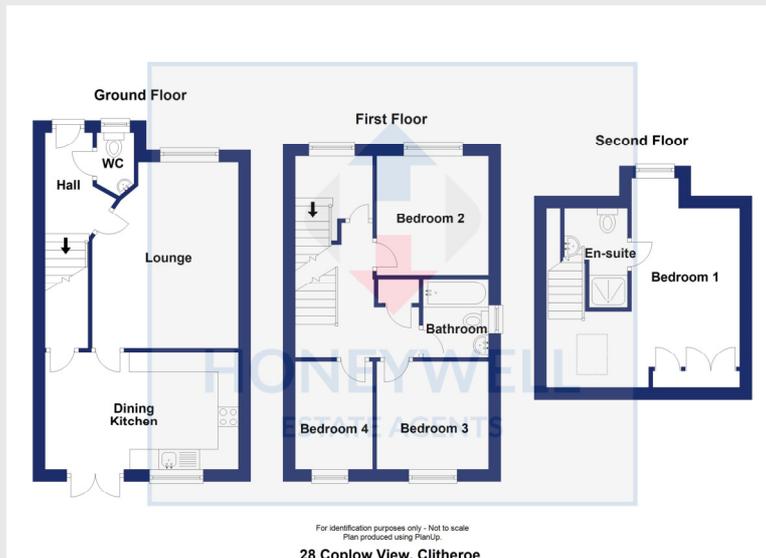
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