

27 HAWTHORNE PLACE  
CLITHEROE  
BB7 2HU



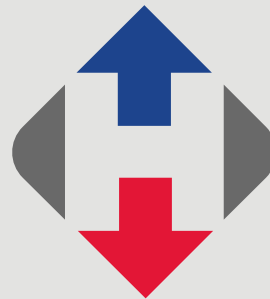
Offers over £410,000



- Spacious modern detached house
- 4 bedrooms, 2 with en-suite
- Large open plan dining kitchen
- Garage & double driveway
- Large west facing rear garden
- Lounge & separate dining room
- Walking distance to town centre
- 135 m2 (1,432 sq ft) approx.

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

A spacious modern detached house with a beautiful large west facing rear garden, ideal for enjoying the afternoon and evening sun. This desirable family home offers great space with modern accommodation and a lovely open plan dining kitchen to the rear with island unit and door opening onto the rear garden. The ground floor also offers a lounge with bay window, separate dining room, utility, cloakroom and on the first floor are 4 bedrooms, 2 having an en-suite shower room and a 3-piece house bathroom. Outside is a front garden with hedge offering excellent privacy and a double drive leading to a single attached garage. What really sets the house apart from others is the large private rear garden which has a lawn, 2 patios and well-stocked borders with mature plants, shrubs and trees.



Hawthorne Place is conveniently located within walking distance of the town centre and amenities, the train station with direct link to Manchester, health centre and a large supply of shops, bars and restaurants. Viewing is essential.

**LOCATION:** From our sales office continue along Castle Street and turn left at Barclays Bank into King Street. Turn right at the mini roundabout along Railway View Road and then turn left under the railway bridge into Waddington Road. Hawthorne Place is the second turning on the right.

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

**ENTRANCE HALLWAY:** Through half-glazed front door, coved cornicing, staircase off to first floor, understairs storage cupboard,

**LOUNGE:** 4.7m + bay x 3.4m (15'3" + bay x 11'2"); feature bay window, coved cornicing, wall light points, 'Living Flame' coal effect gas fire with marble hearth and inset, attractive surround, glazed double doors to:

**OPEN PLAN DINING KITCHEN:** 8.3m x 3.0m (27' x 9'9"); range of cream gloss fitted units with wood effect laminate work surface and tiled splashback, one and a half bowl stainless steel

Franke sink unit with mixer tap, Siemens built-in oven, 4-ring ceramic hob with stainless steel and curved glass extractor canopy over, integrated dishwasher, built-in fridge, island unit with storage and breakfast bar, coved cornicing, recessed lighting, laminate flooring. Dining area with patio doors leading to garden.

**DINING ROOM:** 3.3m x 2.7m (10'9" x 8'10").

**UTILITY ROOM:** 1.8m x 1.7m (6' x 5'7"); range of cream gloss storage cupboards with wood effect laminate work surface and tiled splashback, stainless steel single drainer sink unit with mixer tap, laminate flooring, plumbing for washing machine and space for fridge freezer.

**CLOAKROOM:** 2-piece suite comprising low suite w.c. with push button flush and vanity washbasin with storage cupboard over, chrome mixer tap and tiled splashback, wall-mounted Baxi central heating boiler.







## FIRST FLOOR:

**LANDING:** With loft access, coved cornicing and storage cupboard with built-in shelves.

**BEDROOM ONE:** 4.2m + robes x 3.3m (13'9" + robes x 10'9"); television point, coved cornicing, wall-to-wall range of fitted wardrobes

**EN-SUITE:** 3-piece white suite comprising low suite w.c. with push button flush, pedestal washbasin with chrome mixer tap, vanity mirror with light over, shaver point and corner shower enclosure with fitted thermostatic shower, recessed spot-lighting, mermaid shower panelled walls, chrome heated ladder style towel rail and tiled floor.

**BEDROOM TWO:** 4.0m x 2.8m (13'3" x 9'4"); coved cornicing.

**EN-SUITE:** 3-piece white suite comprising low suite w.c., pedestal washbasin with chrome taps and corner shower enclosure with fitted thermostatic shower, part-tiled walls, tiled floor, vanity light with shaver point and extractor fan.

**BEDROOM THREE:** 3.3m x 2.9m (10'9" x 9'8"); coved cornicing, laminate flooring.

**BEDROOM FOUR:** 2.8m narrowing to 2.0m x 2.9m (9'3" narrowing to 6'5" x 9'5"); coved cornicing.

**BATHROOM:** With 3-piece suite comprising low suite w.c., pedestal washbasin with chrome mixer tap and panelled bath with shower tap fitment, fully tiled walls, tiled floor, extractor.

**OUTSIDE:** Lawned front garden with boundary hedging offering excellent privacy, paved pathway to front door. Double tarmac drive providing parking for 2 cars side-by-side leading to single GARAGE with up-and-over door, power and light, personal door to rear. Access along the side of the house leading to a large enclosed west facing rear garden with large lawn, 2 patio areas, well-stocked border with plants, mature shrubs and trees, range of fruit trees and bushes, timber storage shed, cold water tap.

**HEATING:** Gas fired hot water central heating complemented by sealed unit DG in PVC frames

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

**COUNCIL TAX BAND F. FREEHOLD.**

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





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CD/SMR/190521

# Selling your house?

We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

1 Castlegate, Clitheroe. BB7 1AZ

T: 01200 426041 E: houses@honeywell.co.uk

The Fountains, Barrowford. BB9 8LQ

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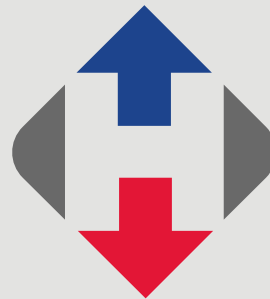
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