

15 CHURCH CLOSE  
WADDINGTON  
BB7 3HX



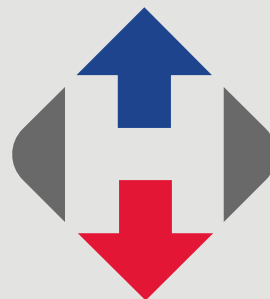
Offers Around £400,000



- Spacious detached bungalow
- Situated at the end of a cul-de-sac
- Lounge, dining area, breakfast kitchen
- 3 bedrooms, 1 with en-suite
- Ample parking & garage
- Prime village location
- Attractive gardens
- 113m<sup>2</sup> (1,220 sq ft) approx.

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

A spacious detached bungalow situated within an extremely popular village at the end of a cul-de-sac which is only a short stroll to the village centre and Coronation Gardens. The property offers great well-planned accommodation with a lounge which is open plan to the dining area, a fitted breakfast kitchen with integrated appliances and large bay window. The master bedroom has fitted wardrobes and an en-suite bathroom plus there is a second bedroom and shower room. A staircase leads to a bedroom with dressing area.



Externally the property has a lawned front garden with beautifully stocked flower beds. There is a large block paved driveway providing ample parking which leads to a large single garage. To the rear there is a private Indian stone paved patio area with hedging offering excellent privacy. Viewing is recommended.

**LOCATION:** On entering Waddington from the Clitheroe direction turn first left into Waddow View, at the end turn right and then first right into Church Close.

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

**ENTRANCE HALLWAY:** through PVC front door, coved corning, two storage cupboards, oak flooring and corner staircase to first floor.

**LOUNGE:** 4.8m x 3.4m (15'8" x 11'3"); with coved corning, television point, oak flooring, wall light points and electric fire. Open to the dining room.

**DINING ROOM:** 3.0m x 4.5m (9'11" x 14'9"); with oak flooring, windows to front and side elevation and PVC French doors to rear opening onto the patio.

**DINING KITCHEN:** 3.1m x 5.8m into the bay (10'3" x 18'11" into the bay); with a fitted range of light wood effect Shaker style wall and base units

with dark laminate work surface and tiled splashback, integrated stainless steel Bosch double oven (needs repair), 4-ring stainless steel gas hob with curved glass and stainless steel extractor canopy over, integrated appliances including fridge and freezer, dishwasher and washing machine, one and a half bowl stainless steel sink unit with mixer tap, PVC door to rear garden and feature round bay window with space for breakfast table and chairs.

**BEDROOM ONE:** 2.7m plus the wardrobes x 3.1m and 2.8m x 2.4m (8'10" plus the wardrobes x 10'1" and 9'4" x 7'11"); with a range of wall-to-wall fitted wardrobes, recessed spotlighting and television point.

**EN-SUITE BATHROOM:** 3-piece white suite comprising low suite w.c. with push button flush, vanity wash handbasin with chrome mixer tap, corner spa bath with chrome mixer tap, chrome ladder style heated towel rail, fully tiled walls, tiled floor and extractor.







**BEDROOM TWO:** 3.6m x 2.4m (11'11" x 7'11"); with television point.

**SHOWER ROOM:** 3-piece white suite comprising low suite w.c. with push button flush, vanity wash handbasin with storage cupboards under and chrome mixer tap, corner shower enclosure with thermostatic shower, tiled walls, tiled floor, recessed spotlighting and extractor.

#### **FIRST FLOOR:**

**BEDROOM WITH DRESSING AREA:** Bedroom measures 4.7m x 2.6m (15'4" x 8'5"), dressing area measures 3.3m x 1.9m plus storage cupboards (10'10" x 6'3" plus storage cupboards); with window to rear elevation, recessed spotlighting and a range of built-in storage cupboards.

**OUTSIDE:** The property is situated on a corner plot with attractive lawned front garden with well stocked planting borders, blocked paved driveway providing ample parking for 4 to 5 cars leading to LARGE SINGLE GARAGE 6.4m x 3.6m (20'10" x 11'11") with up-and-over door, power and light, personal door to rear, cold water tap and wall-mounted combination central heating boiler. To the left of the driveway is a garden area

with well stocked planting. Gated access leads from either side of the house to an Indian stone paved patio area with boundary hedging providing excellent privacy, Indian stone paved pathways and second patio area.

**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.

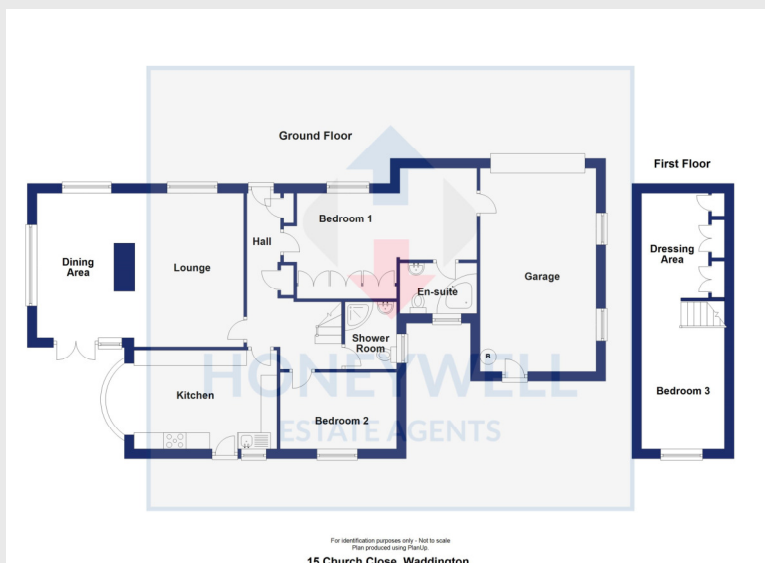
**TENURE:** Freehold.

**COUNCIL TAX BAND D.**

**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.





15 Church Close, Waddington, BB7 3HX  
CD/CJ/220621

# 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

T: 01282 698200 E: barrowford@honeywell.co.uk



HoneywellEstateAgents



HoneywellAgents

**honeywell.co.uk**

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.