

2 BRACKEN HEY
CLITHEROE
BB7 1LW

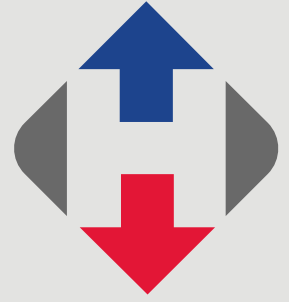
£425,000



- Immaculate detached family home
- Large corner plot with detached garage
- Extended accommodation, sunroom
- Cul de Sac with views towards Pendle
- 4 bedrooms, master en-suite
- Oak kitchen with Corian work surfaces
- Gas CH & UPVC double glazing
- 164 m2 (1,761 sq ft) approx. inc garage

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Situated in a large corner plot on a quiet, secluded cul-de-sac on the sought-after Highmoor Park development, this detached family home has been upgraded and extended previously but also offers incredible potential for any future owners. The property enjoys an outlook to the front over open fields and towards Pendle Hill.



The accommodation is immaculately presented throughout and comprises an entrance hallway, lounge with double doors to the dining room, a large sunroom with glass roof, fitted oak kitchen with Corian work surfaces, good-sized utility and cloakroom, and an excellent-sized study or second lounge. On the first floor there are four bedrooms with the master enjoying a modern 3-piece shower room and a separate modern house bathroom.

NO CHAIN

LOCATION: Travel down Castle Street and turn right onto Wellgate. Follow this road down to the bottom, turn right at the T-junction and immediately turn left at the mini roundabout. Follow the road up the hill to the next roundabout and turn left here onto the Highmoor Park development. At the next T-junction turn right, then right again at the next junction onto Bracken Hey. Number 2 can be found in the top left hand corner.

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

ENTRANCE HALLWAY: With a composite external door, alarm point and staircase to the first floor landing.

STUDY: 4.3m x 2.9m (13'11" x 9'5"); with electric consumer unit, low voltage lighting and telephone point.

LOUNGE: 3.5m x 4.8m (11'5" x 15'10"); with a feature square bay window, telephone point, 'Living Flame' gas fire in feature surround and double doors through to:

DINING ROOM: 3.4m x 3.4m (11'1" x 11'3"); with laminate wood effect flooring and sliding doors through to:

SUNROOM: 3.4m x 3.6m (11'2" x 11'11"); triple glazed with glass roof and UPVC patio doors to the rear garden.

FITTED KITCHEN: 4.3m x 3.9m (14'0" x 12'8"); with a range of oak fitted matching base and wall units with Corian work surfaces incorporating a one-and-a-half bowl sink unit and Corian breakfast bar, gas cooker, dishwasher, stainless steel extractor hood, understairs storage cupboard and tiled flooring. All kitchen appliances included.

UTILITY ROOM: 1.9m x 2.7m (6'1" x 8'11"); with base and wall level storage units, washing machine, tumble dryer, single drainer stainless steel sink unit, combination central heating boiler, tiled flooring, heated towel rail and extractor fan. All appliances included.

CLOAKROOM: With a 2-piece suite comprising a low level w.c. and wash-hand basin, base level storage unit.





FIRST FLOOR:

LANDING: With attic access point and built-in storage cupboard with central heating radiator.

MASTER BEDROOM: 3.4m x 3.4m (11'3" x 11'0"); with fitted corner wardrobes.

EN-SUITE SHOWER ROOM: With a modern 3-piece suite in white comprising a concealed low level w.c., vanity wash-hand basin and walk-in shower cubicle with plumbed shower. Tiled flooring, low voltage lighting, fully tiled walls, built-in storage cupboard, extractor fan, white heat retaining towel rail, heated mirror and underfloor heating.

BEDROOM TWO: 3.5m x 3.3m (11'4" x 10'10").

BEDROOM THREE: 2.2m x 3.6m (7'4" x 11'9").

BEDROOM FOUR: 2.2m x 3.3m (7'3" x 10'11").

HOUSE BATHROOM: With a modern 3-piece suite in white comprising a low level w.c., vanity wash-hand basin and a panelled bath with tiled side and plumbed shower over. Heat retaining towel rail, tiled flooring, fully tiled walls, low voltage lighting, extractor fan, heated mirror and underfloor heating.



OUTSIDE: The property is situated in an excellent-sized plot with a driveway providing off-road parking for 3-4 cars, leading to a DETACHED DOUBLE GARAGE with 2 up-and-over doors, power, light points and overhead storage. To the right hand side of the garage is a lawned garden area with shrubs, 2 apple trees and a cherry tree surrounding and views towards Pendle Hill.

A pathway leads around the side of the property via a timber storage shed to a majority lawned rear garden with flowerbeds and shrubs surrounding. The rear garden enjoys a south-westerly aspect benefitting from the sun for the majority of the day.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout.

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

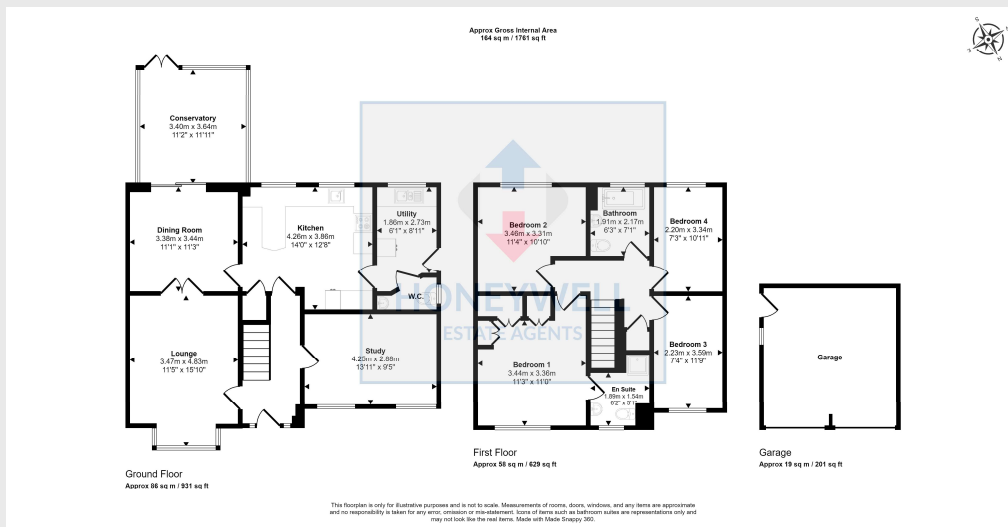
ADDITIONAL INFORMATION: A new roof was installed in Autumn 2023.

COUNCIL TAX BAND F.

EPC: The energy efficiency rating of the property is C.

TENURE: Freehold.





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