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## 12 Southfield Drive, West Bradford

Detached family home on a very large corner plot  
Offers over £575,000



- Lounge, dining rm & sitting area
- Siematic kitchen with island
- 4 bedrooms, modern en-suite
- Stunning south facing garden
- Adjoins open fields to the rear
- 188 m<sup>2</sup> (2,027 sq ft) approx. inc garage

Clitheroe

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Barrowford

Tel 01282 698200

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# 12 Southfield Drive West Bradford

A rare opportunity to purchase a detached family home which is situated on a large corner plot with a simply stunning south facing rear garden which adjoins open fields. The house offers bright spacious accommodation which has been extended to the ground floor to create excellent living space, plus there are four bedrooms and two bathrooms. The ground floor has a spacious entrance hall with study and cloakroom to the front, bright lounge with picture window and patio door overlooking the garden and a dining room with sitting area with French doors. The kitchen has a range of Siematic fitted units with Neff appliances and central island unit plus there is a large utility room with access to the garage. Upstairs there are four bedrooms, three are on the south side of the house overlooking the garden, a modern 3-piece en-suite, plus house bathroom.

The property is situated in the corner of this extremely popular development and is sat on a large south facing plot with ample parking, garage to the front and a fantastic rear garden with large paved patio, lawn, mature planting and greenhouse. The rear of the garden adjoins a brook and open fields.

West Bradford is a popular village which is only a few minutes' drive from Clitheroe. The village offers the Three Millstones public house and a village hall and is only a short drive from Waddington and West Bradford Primary School and Bowland High School, as well as being within the catchment area for Clitheroe Royal Grammar School.

**LOCATION:** Entering West Bradford from the Clitheroe direction turn first right into Chapel Lane and then right at the T-junction into Grindleton Road. Turn right again into Southfield Drive, turn right and follow the road down the hill and the house is in the bottom corner on the right.

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

**HALLWAY:** Entrance through hardwood front door and return staircase off to first floor with window on the half-landing.

**CLOAKROOM:** Modern 2-piece suite in white comprising a low suite w.c. with push button flush and a wall-hung vanity wash-hand basin with chrome mixer tap, tiled floor.

**STUDY:** 2.3m x 3.2m (7'7" x 10'7").



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**LOUNGE:** 6.2m x 3.5m (20'4" x 11'4"); with two large picture windows and sliding patio door with attractive outlooks across the large rear garden with outlooks towards Pendle Hill, television point, coved cornicing and wall light points.

**DINING ROOM:** 3.7m x 2.8m (12'3" x 9'1"); with coved cornicing and window with outlooks across the rear garden, open to:

**SEATING AREA:** 2.1m x 4.6m (6'11" x 15'0"); with coved cornicing and glazed French doors opening onto rear patio.

**KITCHEN:** 4.9m x 3.9m (16'0" x 12'9"); with a fitted range of cream Siematic wall and base units with complementary work surfaces with feature under-unit lighting, integrated Neff 4-ring ceramic hob with extractor over, integrated Neff stainless steel double electric oven, integrated microwave and dishwasher, integrated fridge, one-and-a-half bowl stainless steel sink unit with mixer tap, central island unit with attached breakfast bar, Amtico flooring, recessed spotlighting, chrome heated towel rail, half-glazed door to garden and door to utility.

**UTILITY ROOM:** 2.3m x 1.9m (17'4" x 6'3"); with a fitted range of base cupboards, stainless steel sink unit, door to integral garage, PVC door to front driveway, plumbing for a washing machine, space for a tumble dryer and a wall-hung Vaillant central heating boiler.

#### FIRST FLOOR:

**LANDING:** With loft access with pull-down ladder leading to part-boarded loft.

**BEDROOM ONE:** 3.6m x 4.5m (11'10" x 14'8"); with attractive views across the rear garden towards Pendle Hill and across open fields, fitted range of oak wardrobes with matching chest of drawers, dressing table, headboard and bedside cabinets and access door to eaves storage.

**EN-SUITE SHOWER ROOM:** A modern 3-piece shower room comprising low suite w.c. with push button flush, vanity wash-hand basin with chrome mixer tap, drawers under and vanity mirror with light over, good-sized walk-in shower with fixed glass panel and fitted Mira electric shower, chrome heated towel rail and fully tiled walls.



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**BEDROOM TWO:** 3.5m x 3.5m (11'4" x 11'5"); with attractive views across the garden towards Pendle Hill.

**BEDROOM THREE:** 2.7m x 3.5m (8'11" x 11'7"); with attractive views across the garden towards Pendle Hill.

**BEDROOM FOUR:** 2.4m x 3.3m (7'9" x 10'8"); to the front.

**BATHROOM:** With a 3-piece suite comprising a low suite w.c., pedestal wash-hand basin with chrome taps, panelled bath with chrome taps, towel storage cupboard with shelving and part-tiled walls.

**OUTSIDE:** The property has lawned front gardens to either side of a tarmac driveway which provides parking for 3-4 cars and leads to the ATTACHED GARAGE measuring 5.3m x 3.1m (17'4" x 10'3") with roller garage door, power and light. Access along either side of the house leads to a fantastic, large south-facing lawned garden with large stone paved patio area, mature planting borders and fruit trees, greenhouse and timber storage shed. The rear boundary adjoins a brook and open fields.

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

**HEATING:** Gas central heating complemented by PVC double glazing.

**TENURE:** Freehold.

**COUNCIL TAX BAND:** F

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

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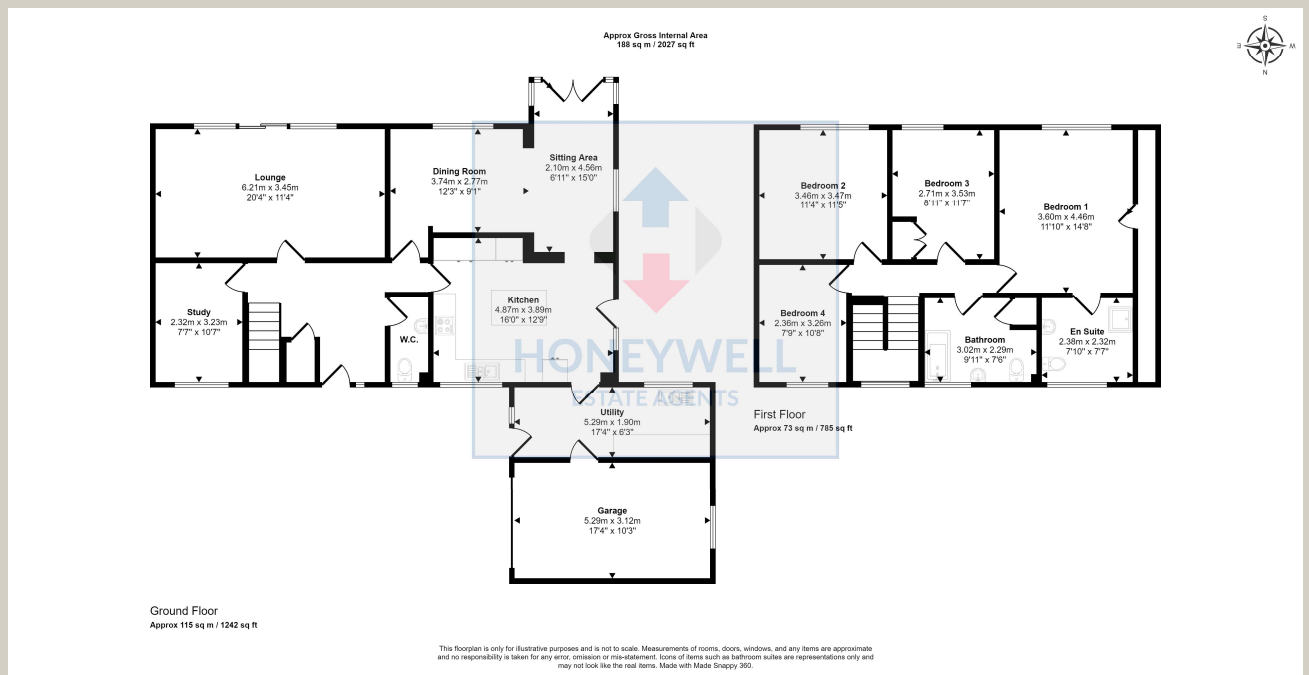
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*12 Southfield Drive, West Bradford, BB7 4TU*

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