

10 CHURCH CLOSE
WADDINGTON
BB7 3HX

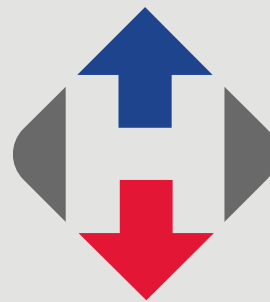
£369,000



- Attractive detached true bungalow
- Corner plot adjoining open field
- 3 bedrooms, 2 reception rooms
- Kitchen & 3-piece bathroom
- Requires some modernisation
- Driveway & attached garage
- Popular cul-de-sac location
- 96m² (1,033 sq ft) approx. plus garage

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A desirable detached true bungalow which is tucked away in the corner of this popular cul-de-sac and adjoins an open field to the side. The bungalow offers spacious accommodation with a lounge, dining room and kitchen, plus three bedrooms and a 3-piece bathroom.



Externally there is a driveway for 3-4 cars leading to an attached single garage with electrically operated up-and-over door. There is a lawned garden to the front, patio area to the side and an enclosed rear garden with outlooks across the field towards the church.

Waddington is an extremely popular village only five minutes' drive from Clitheroe with three great pubs, a church, tea shop and village club with bowling green. Viewing is recommended.

LOCATION: On entering the village from the Clitheroe direction turn first left into Waddow View, at the end turn right and then first right into Church Close. Turn first left and number 10 is in the top left corner.

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

ENTRANCE PORCH: PVC porch with tiled floor and outlooks across open fields towards the church.

HALLWAY: With coved cornicing, loft access, airing cupboard housing hot water cylinder and walk-in cloaks cupboard.

LOUNGE: 4.5m x 3.7m (14'10" x 12'1"); with coved cornicing, wall light points, television point, feature fireplace housing electric fire with marble hearth and surround and outlooks across the central green.

DINING ROOM: 2.3m x 4.1m (7'8" x 13'6"); with coved cornicing and sliding patio door opening to rear garden.

KITCHEN: 2.5m x 5.0m (8'2" x 16'4"); with a fitted range of laminate wall and base units with complementary laminate work surface and tiled splashback, one bowl stainless steel sink unit with mixer tap, integrated Bosch electric oven, 4-ring ceramic hob with extractor over, integrated fridge, plumbing for a washing machine and half-glazed door leading to rear garden.

BEDROOM ONE: 3.3m x 3.6m (10'10" x 11'9"); with windows to front and side with outlooks across the open field towards the church.

BEDROOM TWO: 3.0m x 4.2m (9'10" x 13'9"); with coved cornicing.

BEDROOM THREE: 3.0m x 2.8m (9'9" x 9'1"); with coved cornicing.





BATHROOM: 3-piece suite comprising low suite w.c., pedestal washbasin and a panelled bath with Mira shower over and fully tiled walls.

OUTSIDE: The property is approached by a tarmac driveway providing parking for 3-4 cars leading to an ATTACHED SINGLE GARAGE with remote controlled electrically operated up-and-over door, power, light and personal door to the rear. There is a front lawn with planting borders and a pathway to the side with patio area and raised flowerbeds with outlooks across the field.

Gated access leads to an enclosed rear garden which is mainly laid to lawn with planting borders and timber boundary fence.

HEATING: Electric economy 7 central heating with sealed unit double glazing in PVC frames.

SERVICES: Mains water, electricity and drainage are connected. Gas is not connected to the property, however, it is available in Church Close.

COUNCIL TAX BAND E.

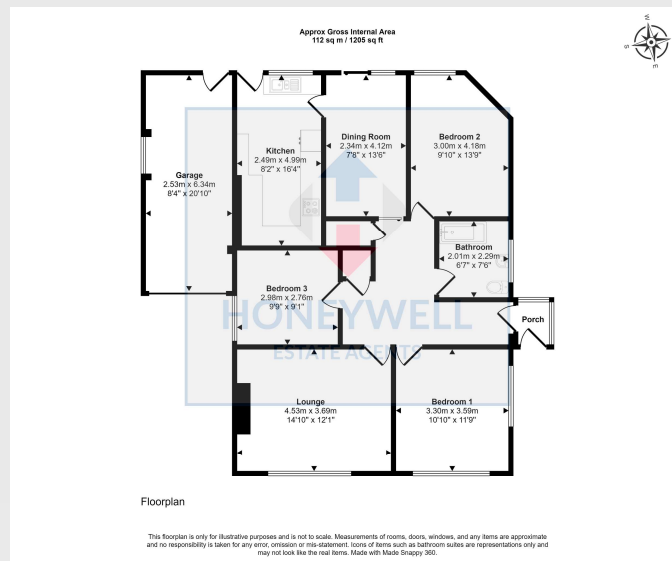
EPC: The energy efficiency rating of the property is E.



VIEWING: By appointment with our office.

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CD/CJ/240924

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