

12 GUARDIANS CLOSE
CLITHEROE
BB7 4SF

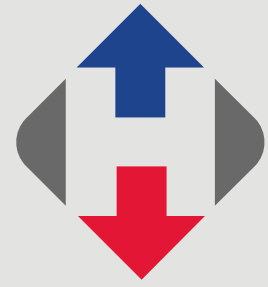
£299,995



- Stunning modern detached home
- Bright, well-maintained accommodation
- 3 double bedrooms, 1 with en-suite
- Spacious living room with bay window
- Open-plan dining room & kitchen
- Open outlooks to the front
- Gardens, driveway & electric car charger
- 81 m2 (875 sq ft) approx.

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Situated on the edge of a popular and sought-after smaller development off Chatburn Road, in a position enjoying an open outlook to the front, this three bedroom detached family home is presented immaculately throughout. The property enjoys lawned gardens to the front and rear, a driveway for two cars and an electric car charger.



Accommodation comprises an entrance hallway, cloakroom, living room with bay window, dining room with patio doors and a fitted kitchen. On the first floor there are three bedrooms, the master with built-in wardrobes and an en-suite shower room, and a separate 3-piece house bathroom.

LOCATION: From our sales office travel down Castle Street, continue straight onto York Street and cross the roundabout onto Chatburn Road. Follow the road, passing the cricket club on the left and before reaching Clitheroe Hospital turn right onto Coplow View. Almost immediately turn left onto Guardians Close and number 12 is on the right hand side.

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

ENTRANCE HALLWAY: With a composite external door, vinyl flooring, staircase to the first floor landing, understairs storage cupboard, telephone point, electric meters and alarm point.

CLOAKROOM: 2-piece suite in white comprising a low level w.c. and wash-hand basin.

LIVING ROOM: 3.6m x 4.5m (11'9" x 14'10"); with feature square bay window and open to:

DINING ROOM: 2.8m x 2.6m (9'0" x 8'7"); with feature centre light and patio doors to the rear garden. Open to:

FITTED KITCHEN: 2.6m x 2.6m (8'6" x 8'8"); with a range of modern fitted base and matching wall storage cupboards with complementary work surface, built-in appliances including fridge-freezer, electric oven, 4-ring gas hob with a stainless steel extractor over, housed Worcester central heating boiler and vinyl floor.

FIRST FLOOR:

LANDING: With built-in storage cupboard housing hot water cistern.

BEDROOM ONE: 3.8m x 2.9m (12'4" x 9'7"); with built-in wardrobes to one wall, television point and views over the surrounding woodland.

EN-SUITE SHOWER ROOM: 3-piece suite in white comprising a low level w.c., pedestal handwash basin and a corner shower enclosure with plumbed shower, extractor fan, electric shaver point, part-tiled walls, heated stainless steel towel rail and vinyl floor.





BEDROOM TWO: 3.0m x 2.5m (9'11" x 8'2").

BEDROOM THREE: 2.4m x 2.7m (7'9" x 8'10").

HOUSE BATHROOM: 3-piece suite in white comprising a low level w.c., pedestal handwash basin and a panelled bath, part-tiled walls, vinyl floor, heated stainless steel towel rail and extractor fan.

OUTSIDE: To the front of the property is a lawned garden area. A pathway leads around the right hand side of the property through a gate to an enclosed majority lawned rear garden with flagged patio area. Further to the rear of the garden is a tarmac driveway providing off-road parking for 2 cars with the benefit of an electric car charger.

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.



ESTATE CHARGE: There is an annual estate charge of £189.06 to cover the maintenance of communal garden areas.

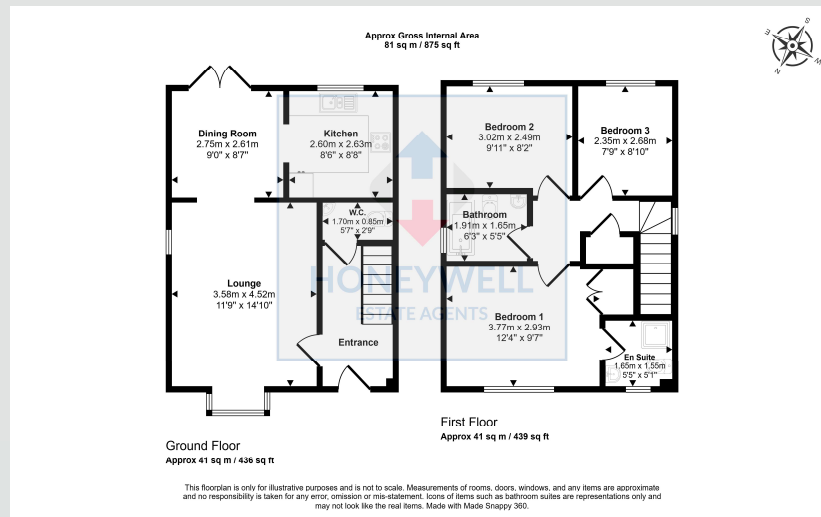
COUNCIL TAX BAND D.

EPC: The energy efficiency rating for this property is B.

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.





12 Guardians Close, Clitheroe, BB7 4SF
MJ/CJ/210225

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