

24 WADDOW VIEW
WADDINGTON
BB7 3HJ

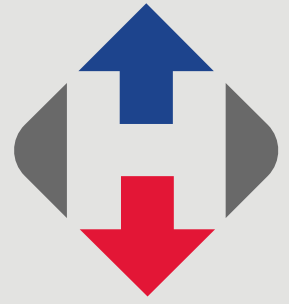
£315,000



- Stunning stonebuilt cottage
- Beautifully refurbished throughout
- 2 separate reception rooms
- Beautiful kitchen with dining space
- Luxury 4-piece bathroom
- Prime village location
- 2 double bedrooms plus attic
- 119 m2 (1,285 sq ft) approx. inc attic room

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A beautiful stonebuilt cottage located in this extremely popular village which has been tastefully renovated with a contemporary finish which fits perfectly with this stylish cottage. The property has modern fittings with a heritage style and features including fireplaces, cornicing and tongue & groove doors. The property offers a smart dark blue shaker style kitchen with white quartz work surfaces and a superb luxury 4-piece bathroom with feature freestanding bath.



The cottage has an entrance hallway and a sitting room to the front with PVC sash window with fitted shutters, fireplace and panelled wall. There is a lounge with dining space to the rear with log burner and dining kitchen at the rear with a range of integrated appliances. Upstairs there are two double bedrooms and a beautiful bathroom. A space saver staircase leads from the main bedroom to a useful attic space which is ideal for hobbies or storage.

Outside, the cottage has a lawned garden to the front and an enclosed patio space to the rear with storage shed. The property is offered for sale chain free and viewing is recommended.

LOCATION: Enter Waddington from the Clitheroe direction and turn first left into Waddow View and the cottage can be found on the right-hand side.

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

ENTRANCE: Through modern grey composite front door into:

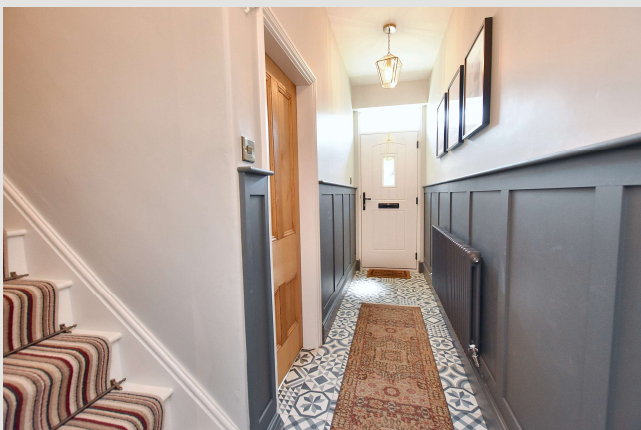
ENTRANCE HALLWAY: With feature dark grey panelled walls, modern tiled flooring, modern heritage style radiator and staircase off to first floor.

SITTING ROOM: 4.0m x 3.3m (13'2" x 10'9"); with coved cornicing, picture rail, feature dark grey panelled wall with modern heritage style radiator, wall light points, feature fireplace with cast iron and tiled inset with slate hearth and surround, wall light point and modern PVC sash window with fitted shutters.

LOUNGE: 4.9m x 3.9m (16'1" x 12'8"); with dining area with coved cornicing, wall light points, television point, fireplace housing cast iron log burning stove set into chimney breast on stone hearth with oak mantel, original built-in storage cupboards in the alcove, modern heritage style radiator, modern double glazed sash window with fitted shutters and understairs storage cupboard.

KITCHEN: 2.0m x 5.5m (6'8" x 17'11"); with a fitted range of navy blue shaker style wall and base units with white quartz worktop, upstand and tiled splashback, ceramic butler sink unit with chrome mixer tap and draining board carved into the work surface, integrated Bosch double electric oven, stainless steel 5-ring gas hob with extractor over, integrated Bosch dishwasher, integrated fridge-freezer and built-in shelving.

Dining Area: With fitted corner seating, tall heritage style radiator, modern solid wood herringbone flooring, storage cupboard with Baxi central heating boiler and stable door to rear yard.





FIRST FLOOR:

LANDING: With spindles and balustrade.

BEDROOM ONE: 5.0m x 3.2m (16'6" x 10'6"); with feature sash PVC window, modern heritage style radiator, built-in wardrobes with storage cupboards over and door leading to attic room.

BEDROOM TWO: 2.5m x 4.0m (8'2" x 13'0"); with over stairs storage space with hanging.

BATHROOM: 4-piece heritage style suite with w.c., vanity wash-hand basin with chrome mixer tap sat on a dark grey vanity unit with drawers, double shower enclosure with fitted thermostatic shower with fixed showerhead and separate handheld showerhead, freestanding metal bath with chrome shower tap fitment, copper coloured heated towel rail, modern herringbone style flooring, part-tiled walls, panelled walls to dado height, extractor fan and recessed spotlighting.

ATTIC ROOM: 5.0m x 4.0m (16'5" x 13'3"); accessed from the main bedroom via a space saver staircase. The second floor attic storage room has limited head height but offers excellent storage or hobbies space.



OUTSIDE: To the front of the property is a stone boundary wall with wrought iron gates, stone paved pathway to front door and front lawn with planting borders.

To the rear is an enclosed yard with stone boundary wall which is stone paved with cold water tap and timber storage shed.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in PVC frames (except the kitchen which are double glazed units in wooden frames).

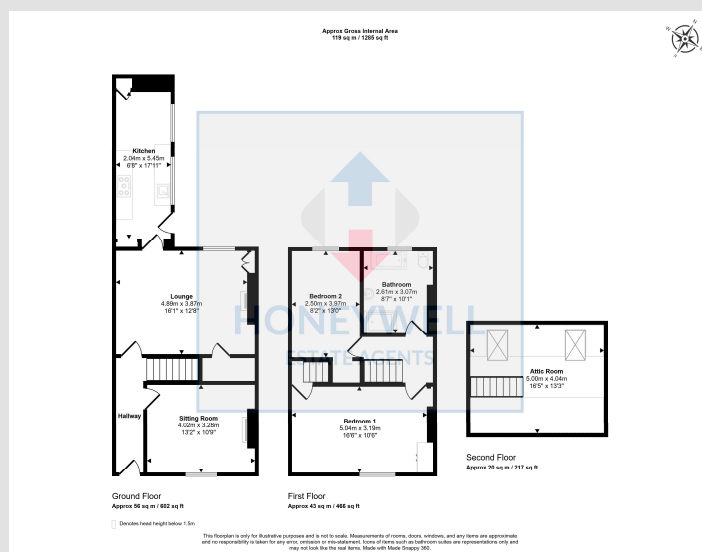
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND C.

VIEWING: By appointment with our office.

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CD/CJ/210525

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