



Honeywell
SELECT

7 Primrose Road, Clitheroe

Large modern detached family house

£629,950



- 5 bedrooms, 2 with en-suite
- Lounge & sitting room
- Large open-plan living kitchen
- Outlooks across Pendleton Brook
- Attractive south-facing rear garden
- 208 m2 (2,239 sq ft) approx. plus garage

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Clitheroe 01200 426041



7 Primrose Road Clitheroe

A stunning large modern detached house situated on the edge of Clitheroe overlooking Pendleton Brook and an open field to the rear. This fantastic house was constructed by Beck Homes in 2014 and offers spacious accommodation with two separate reception rooms and a large front to back living kitchen with a modern kitchen with central island unit plus dining and seating area with bi-fold doors opening onto the rear garden. Upstairs there are five bedrooms, two with en-suite shower rooms, and a 4-piece house bathroom.

The house offers a great finish with quartz work surfaces and Neff appliances in the kitchen, Villeroy & Boch bathroom suites, fireplace with log burner and Karndean flooring to most of the ground floor.

Externally, a large electric gate leads to the gravelled driveway and double garage. At the rear there is a good-sized south-facing rear garden which overlooks trees, an open field and Pendleton Brook. Viewing is recommended.

LOCATION: On entering Clitheroe from the Whalley/Barrow direction along Whalley Road, take the first turning on the left into Primrose Road and the house is on the left after around 100 yards.

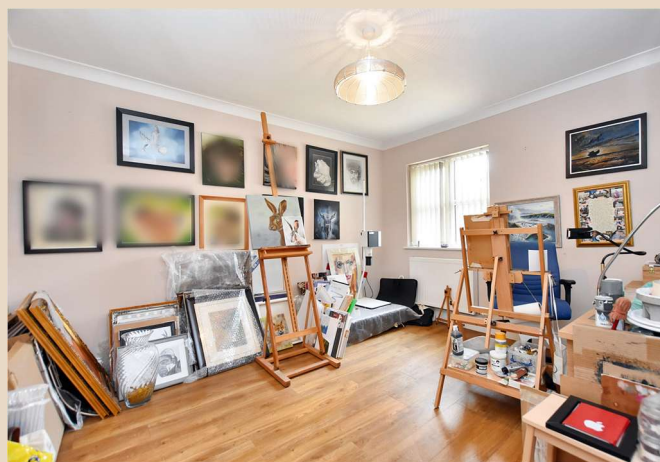
ACCOMMODATION: (imperial dimensions in brackets: all sizes are approximate):-

ENTRANCE: Through modern composite front door, spindle staircase off to first floor with understairs storage cupboard and Karndean flooring.

CLOAKROOM: 2-piece Villeroy & Boch white suite comprising wall-hung w.c. with push button flush and wall-hung vanity wash-hand basin with Hansgrohe mixer tap and storage under, part-tiled walls, tiled floor, chrome heated ladder style towel rail and recessed spotlighting.

SITTING ROOM: 3.5m x 3.7m (11'6" x 12'2"); with coved cornicing, television point and Karndean flooring.

LOUNGE: 5.9m x 4.6m (19'3" x 15'0"); with coved cornicing, television point, feature fireplace housing cast iron log burning stove sat on stone hearth and glazed PVC French doors opening onto rear garden with picture windows to either side.



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LARGE OPEN-PLAN LIVING & DINING KITCHEN: 4.8m x 7.9m (15'7" x 25'9"); **Kitchen Area:** With a modern range of grey gloss wall and base units with matching quartz work surface and upstand, one-and-a-half bowl sink unit with mixer tap with draining board carved into the work surface, integrated dishwasher, range of full height storage cupboards housing 2 Neff fan ovens and integrated fridge, central island unit with quartz work surface housing Neff 5-ring gas hob with ceiling mounted extractor over and Neff Tepan Yaki grill, integrated microwave, breakfast bar and Karndean flooring. **Dining and Seating Area:** With bi-fold doors opening onto rear garden and patio area.

UTILITY ROOM: 2.5m x 2.2m (8'4" x 7'1"); with a fitted range of wall and base units with laminate work surface, one bowl stainless steel sink unit with mixer tap, plumbing for a washing machine, space for tumble dryer, space for American style fridge-freezer, tiled floor, recessed spotlighting and door to integral garage.

FIRST FLOOR:

SPACIOUS LANDING: With recessed spotlighting, oak spindles and balustrade, over stairs storage cupboards with hot water storage tank and loft access with drop-down ladder leading to part-boarded loft.

BEDROOM ONE: 3.5m x 3.7m (11'6" x 12'2"); with recessed spotlighting, television point, French doors with Juliet balcony, dressing area with two fitted wardrobes and an extensive range of fitted wardrobes leading to:

EN-SUITE SHOWER ROOM: 3-piece Villeroy & Boch suite with vanity wash-hand unit with chrome mixer tap and storage drawers under, wall-hung w.c. with push button flush, double shower enclosure with thermostatic shower, part-tiled walls, tiled floor, shaver point and chrome heated ladder style towel rail.

BEDROOM TWO: 3.1m x 4.5m (10'3" x 14'9"); with outlooks across the rear garden and television point.



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EN-SUITE SHOWER ROOM: 3-piece Villeroy & Boch suite comprising wall-hung semi-ped basin with chrome mixer tap, wall-hung w.c. with push button flush, double shower enclosure with thermostatic shower, part-tiled walls, tiled floor, chrome heated ladder style towel rail and recessed spotlighting.

BEDROOM THREE: 2.6m x 5.4m (8'6" x 17'7").

BEDROOM FOUR: 3.6m x 3.0m (11'9" x 10'0").

BEDROOM FIVE: 3.1m x 3.2m (10'2" x 10'6").

BATHROOM: 4-piece Villeroy & Boch suite comprising wall-hung wash-hand basin with chrome mixer tap and storage under, wall-hung w.c. with push button flush, panelled bath with chrome mixer tap and double shower enclosure with thermostatic shower, chrome heated ladder style towel rail, shaver point, extractor fan, tiled floor, part-tiled walls and recessed spotlighting.

DOUBLE GARAGE: With two single up-and-over doors, one of which is remote control electrically operated. The rear portion of one half of the garage has been converted into a drying room with separate gardener's toilet with low suite w.c. and wall-hung wash-hand basin. There is also a personal door to rear.

OUTSIDE: There is a large electric remote controlled sliding gate leading to a gravelled driveway providing ample parking and outside lighting. To the rear there is a good-sized enclosed garden with stone paved patio area, good-sized lawn, paved area with electric supply for hot tub, well-stocked planting borders, mature trees and shrubs and timber log store. Off the lounge is a covered canopy with glass roof. The rear boundary overlooks Pendleton Brook and has outlooks across an open field.

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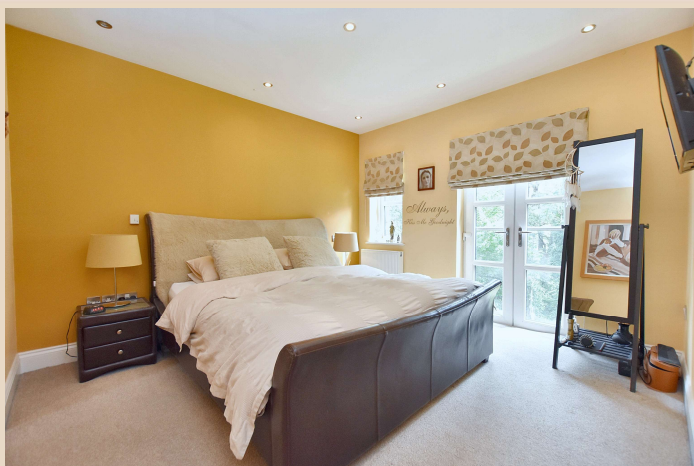
SERVICES: Mains water, electric, gas and drainage are connected.

HEATING: Gas fired hot water central heating complemented by sealed unit double glazing. The roof also has solar panels.

TENURE: Freehold.

COUNCIL TAX BAND: F

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



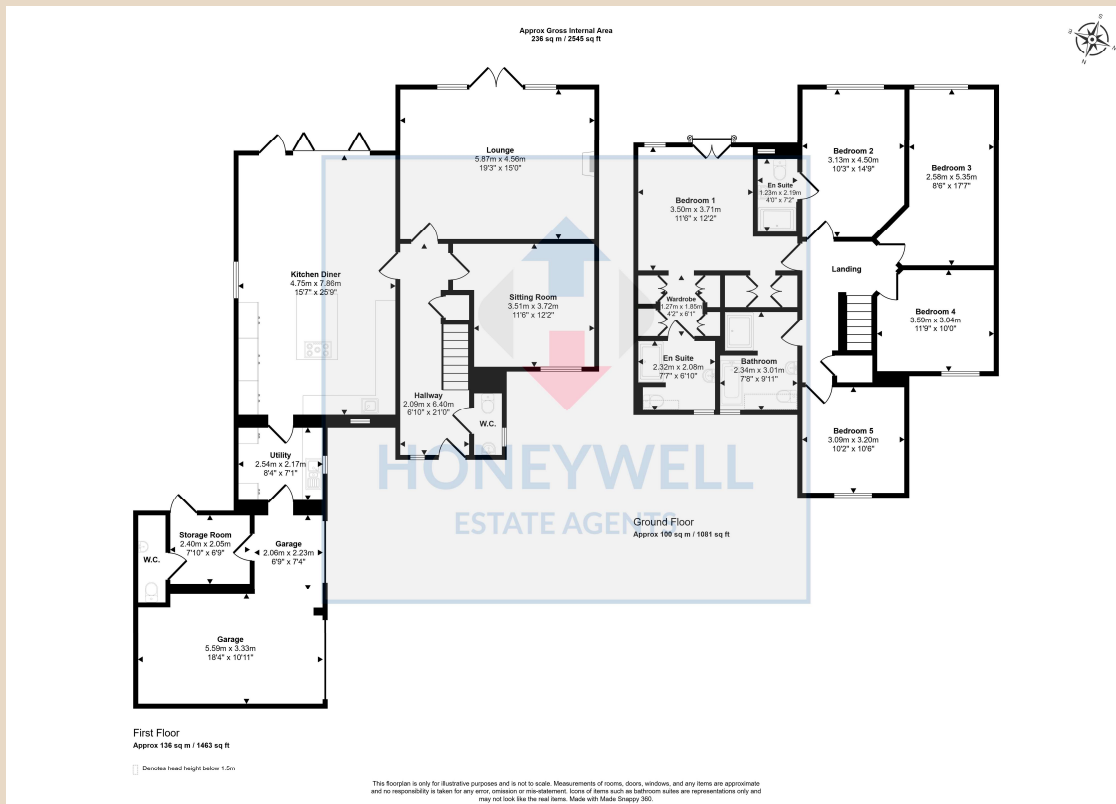
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