

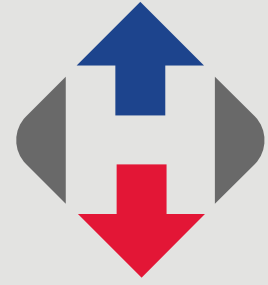
2 BUTTS GROVE
CLITHEROE
BB7 2PJ

Offers around £525,000



- Spacious detached true bungalow
- 3 bedrooms, 1 with en-suite
- Lounge and Sun lounge extension
- Parking for 4 cars, attached garage
- Bespoke kitchen with Corian work surfaces
- South-west facing rear garden
- Convenient location close to town
- 1,103 Sq Ft

A stunning extended detached true bungalow which is one of only two bungalows built on this desirable development within walking distance of the town centre. There is a central hallway leading to a spacious lounge with a feature fireplace, a dining kitchen with bespoke range of polished oak and cream solid wood units with Corian worksurfaces and a Quooker boiling water tap, glazed double doors lead from the kitchen into a lovely sun lounge extension which overlooks the south-west facing rear garden. There are 3 bedroom's with en-suite shower room plus a house bathroom and utility room which provides access to the integral garage with electric garage door. Externally the bungalow has a wide frontage with driveway for up to 4 cars, at the rear there is a lovely south-west facing rear garden with lawn and patio. Not many bungalows of this size a quality come up for sale so early viewing is recommended.



LOCATION: From our Sales office on Castle Street continue down the hill and turn left at Will's Wine Bar into King Street, at the mini roundabout turn right into Railway View Road. Turn left under the railway bridge into Waddington Road and then take the third turning on the right into Eastham Street. Follow the road round the left-hand bend and continue down the hill along Knunck Knowles, at the bottom turn right into Holme Hill and then left into Butts Grove.

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

ENTRANCE PORCH: With meter cupboard and glazed door to:

HALLWAY: Coved cornice and recessed spot lights with cloaks cupboard.

LOUNGE: 4.8m x 3.9m (15'10" x 12'11"); with bay window to front, fireplace housing coal effect 'Living Flame' gas fire with stone surround and hearth.

DINING KITCHEN: 6.6m x 2.7m (21'10" x 8'9"); with a fitted range of polished oak and cream wall and base units with complementary Corian work surface and splashback with under unit lighting, one and half bowl Corian sink moulded into the worktop with chrome mixer tap and Quooker boiling water tap, fitted Neff fan oven, Neff microwave combination oven with plate warmer, 5-ring ceramic hob with stainless steel and glass extractor canopy over, full-height Neff integrated fridge with freezer compartment, integrated slimline dishwasher and space for dining table and chairs.

SUN LOUNGE: 3.7m x 2.9m (12' x 9'6"); with large window overlooking the rear garden, PVC glazed French doors opening onto patio area and two Velux windows.

UTILITY ROOM: 2.2m x 1.9m (7'2" x 6'1"); with a fitted range of cream wall and base units with complementary Corian work surface and splashback with moulded sink and chrome mixer tap, plumbing for washing machine, space and vented for a tumble drier, larder storage cupboard and wine rack, door to integral garage and chrome heated ladder style towel rail.





BEDROOM ONE: 3.6m x 2.9m (11'9" x 9'6").

EN-SUITE SHOWER ROOM: Housing modern 3-piece suite comprising low suite w.c, moulded Corian vanity washbasin, corner shower enclosure with fitted Hans Grohe and heated ladder style towel rail.

BEDROOM TWO: 4.1m x 2.6m (13'5" x 8'6").

BEDROOM THREE: 3.2m x 2.6m (10'5" x 8'6").

HOUSE BATHROOM: Housing three-piece white suite comprising low suite w.c, vanity washbasin, panelled bath and part-tiled walls.

INTEGRAL GARAGE: 5.4m x 3.4m (17'7" x 11'2"); with electrically operated remote-control sectional up-and-over door, wall-mounted Worcester combination central heating boiler, door to utility room and exterior door to rear garden.

OUTSIDE: Lawned garden with Indian stone paved pathway to front door, tarmacadam driveway providing parking for 3-4 cars, leading to garage and access alongside the house leading to an enclosed rear garden which has a large Indian stone flag patio area, lawn with planting borders and timber storage shed.



HEATING: Gas fired hot water central heating system complemented by sealed unit double glazing.

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

COUNCIL TAX BAND E.

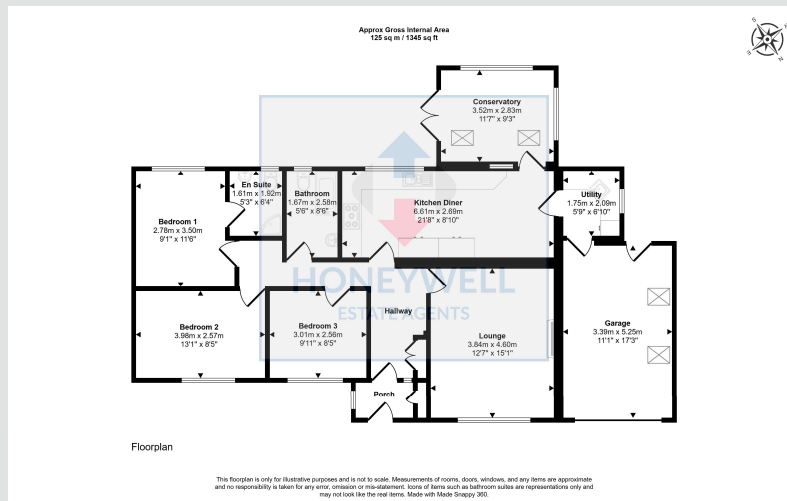
EPC: The energy efficiency rating for this property is C.

TENURE: Leasehold 965 years remaining

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.





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