

5 TUCKER HILL  
CLITHEROE  
BB7 2NR

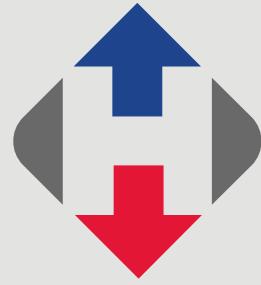
£464,950



- A stunning extended detached home
- 4 bedrooms, master en suite
- Three reception rooms, utility
- Gas CH & uPVC DG
- Quality open plan breakfast kitchen
- Tree lined cul-de-sac
- Large plot, drive, garage
- 120 m<sup>2</sup> (1,292 sq ft) approx. plus garage

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**Situated on one of the most sought after developments in Clitheroe, on a quiet tree lined cul-de-sac, with an outlook onto the wooded area to the front. This four bedroom detached family home has been extended and updated by the current owners with the accommodation now comprising an entrance hall and cloakroom, spacious living room with feature bay window, dining room, sun room with French doors, quality fitted breakfast kitchen, utility room, integral garage, four first floor bedrooms, an ensuite shower room and a house bathroom with shower.**



**The property enjoys ease of access to Clitheroe town centre and its amenities, along with easy access to the nearby Brungerley Park and countryside.**

**LOCATION:** From our sales office travel down Castle Street, continue straight onto York Street and at the next roundabout turn left onto Well Terrace. Follow the road straight over the next roundabout onto Waddington Road and then turn right under the railway bridge. Follow the road down and turn right onto Eastham Street. Follow the road around to the left and down the slope before turning left again onto Tucker Hill. Number 5 is on the left hand side.

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

**ENTRANCE HALLWAY:** with composite external door.

**CLOAKROOM:** with a two-piece suite in white comprising a low level W.C vanity handwash basin. Tiled flooring and tiled splashback.

**LIVING ROOM:** 3.4m x 5.7m (11'0" x 18'8"); with wooden flooring, feature bay window with open outlook. Double doors to entrance hallway.

**DINING ROOM:** 2.9m x 3.8m (9'5" x 12'4"); with wooden flooring and sliding doors through to:

**SUNROOM:** 2.6m x 2.8m (8'5" x 9'1"); with spot lighting and UPVC French doors to the rear garden.

**KITCHEN:** 2.4m x 3.6m + 2.5m x 2.5m (8'0" x 11'10" + 8'1" x 8'2"); with a range of modern fitted base and matching wall storage cupboards with working surfaces incorporating the sink unit. Built in electric oven and grill, built in fridge, built in dishwasher and four ring gas hob with extractor hood over. Tiled flooring open to breakfast area with built in table, tiled flooring, television point and built in shelving.

**UTILITY ROOM:** 2.3m x 1.7m (7'5" x 5'8"); with a range of fitted base and matching storage cupboards with complimentary working surfaces, single drainer stainless steel sink unit. Plumbed and drained for automatic washing machine. Tiled flooring and partially tiled walls. UPVC external door to the side of the property. **INTEGRAL GARAGE** with up and over door to the front of the property, power and lighting points. Personnel door to the side of the property.





**FIRST FLOOR LANDING:** with built-in storage cupboard, attic access point.

**BEDROOM ONE:** 3.1m x 3.5m (10'0" x 11'7").

**ENSUITE SHOWER ROOM:** with a 3 piece modern suite in white comprising of low level W.C vanity handwash basin, corner shower enclosure with plumbed shower, heated towel rail and extractor fan.

**BEDROOM TWO:** 2.8m x 3.0m (9'1" x 9'10");

**BEDROOM THREE:** 2.2m x 2.5m (7'2" x 8'2");

**BEDROOM FOUR:** 2.4m x 2.2m (8'0" x 7'2");

**HOUSE BATHROOM:** with a 3 piece suite in white comprising a low level W.C vanity handwash basin, panelled bath with shower mixer tap, heated stainless steel towel rail, tiled floor, partially tiled walls.

**OUTSIDE:** Situated in a good sized plot with a large majority lawned front garden with flower beds and shrubs surrounding. The widened tarmacked driveway provides off road parking for approximately 3 cars with an electric car charger

point. The front of the property enjoys views over the surrounding woodland. Pathways lead round both sides of the property to a good sized tiered majority lawned rear garden with paved patio area and footpaths and a large timber pergola on the raised patio.

**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.

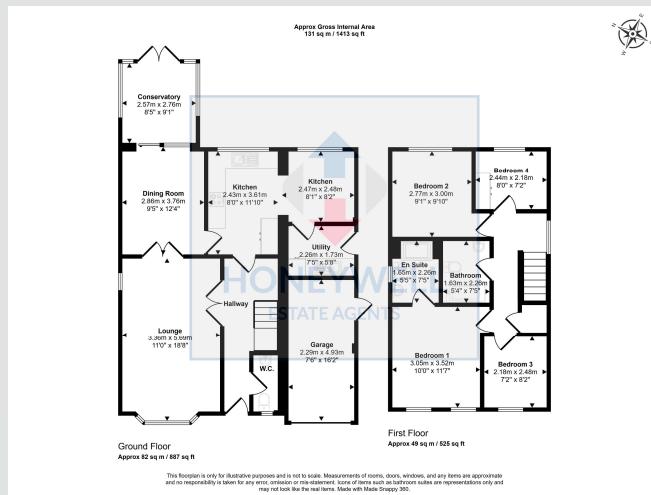
**COUNCIL TAX BAND E.**

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

**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.





5 Tucker Hill, Clitheroe  
MJ/CE/12/01/2026

## Selling Your House?

We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

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