

11 EASTFIELD DRIVE  
WEST BRADFORD  
BB7 4TQ

£259,000



- Semi detached dormer bungalow
- 3 bedrooms, 1 on the ground floor
- Lounge and open-plan dining kitchen
- PVC conservatory to the rear
- Master bedroom with dressing room
- Prime village location
- GF shower room and FF W.C.
- 115 m<sup>2</sup> (1,235 sq ft) approx.

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**This spacious semi-detached dormer bungalow offers deceptively generous accommodation arranged over two floors. The ground floor features a comfortable bedroom, a bright and airy lounge, and an open-plan dining kitchen that flows into a UPVC conservatory overlooking the rear garden. The ground floor also has a 3-piece shower room. Upstairs, the master bedroom boasts a dressing room and walk-in wardrobe, while a second bedroom at the rear includes fitted wardrobes. There is also a separate WC for convenience. Situated on a quiet cul-de-sac in this sought-after village, the property benefits from gardens to the front and rear, a side driveway, and a detached garage. While some updating is required, this home offers excellent space and outstanding potential. Viewing is highly recommended.**

**LOCATION:** Enter West Bradford from the Clitheroe direction across the bridge and turn first right into Chapel Lane. At the T-junction at the top turn right into Grindleton Road and then turn second left into Hillside Drive and then first right into Eastfield Drive.

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

**ENTRANCE:** through hardwood front door with glazed side panel into hallway.

**HALLWAY:** staircase off to first floor with understairs storage cupboard.

**LOUNGE:** 3.72m x 4.86m (12'2" x 15'11"); with coved cornicing and television point.

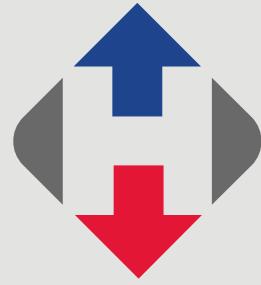
**DINING/KITCHEN:** 5.44m x 2.89m (17'10" x 9'6"); open-plan dining kitchen with fitted range of oak fronted wall and base units with complimentary solid granite work surface and tile splashback. There is a corner one and a half bowl single drainer sink unit with mixer tap. Electric

cooker with two ovens and grill, four-ring ceramic hob with extractor over, integrated fridge, space for dining table and chairs and half glazed hardwood door to conservatory.

**CONSERVATORY:** 5.18m x 2.70m (17'0" x 8'10"); a white UPVC lean-to construction with electric heaters and doorway to rear garden.

**BEDROOM THREE:** 3.47m x 3.08m (11'5" x 10'1");

**SHOWER ROOM:** with a 3-piece suite comprising low suite W.C, vanity wash hand basin with chrome mixer tap with storage cupboards under and over and vanity mirror with feature lighting and shelving. There is a corner shower enclosure with fitted Mira Excel thermostatic shower. Part tiled wall, tiled floor and recess spot lighting.





#### FIRST FLOOR:

#### LANDING:

**BEDROOM ONE:** 3.71m x 2.82m (12'2" x 9'3"); with door to dressing room.

**DRESSING ROOM:** 3.5m x 2.9m (11'8" x 9'7"); Velux window, over stairs storage cupboard and loft access. Walk-in wardrobe with fitted hanging and shelving.

**BEDROOM TWO:** 2.68m x 2.63m (8'10" x 8'8"); has coved cornicing and built-in triple wardrobe.

**TOILET:** Low suite W.C and pedestal handwash basin with chrome taps and tiled splashback. Walk-in airing cupboard with fitted shelving, hot water cylinder and electric central heating boiler.

**OUTSIDE:** There is a garden to the front with lawned planting borders and brick boundary wall, concrete drive to the side providing private parking and leading to a **DETACHED GARAGE** which measures 18'5" x 8'11" with up and over door, personal door to the side, power and light. To the rear there is an enclosed easy maintainable



paved rear garden with large patio area, raised planting beds and boundary hedging.

**TENURE:** The property is freehold.

**HEATING:** UPVC double glazing complimented by an electric hot water central heating system.

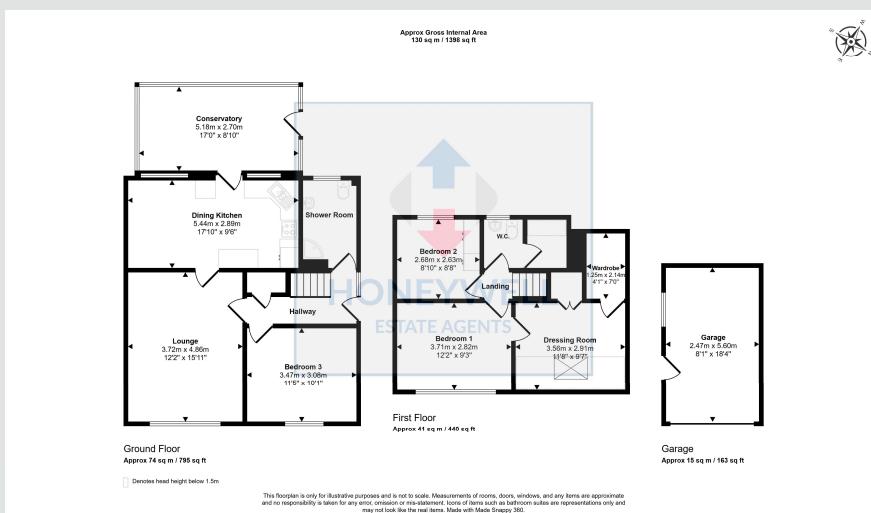
**SERVICES:** Mains water, electricity, and drainage are connected.

#### COUNCIL TAX BAND D.

**VIEWING:** By appointment with our office.

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11 Eastfield Drive, Clitheroe BB7 4TQ  
CD/CE/09/01/2026

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