



4 Mayfield Avenue,  
Clitheroe

Offers Over £340,000

Perfect for a family, this superbly presented semi-detached house offers a much sought after arrangement of accommodation having undergone a dormer loft conversion and a wraparound single storey extension by its current owners. Light, spacious and oozing contemporary style, it comprises ground floor: hall, lounge, an amazing kitchen diner/family room with an island and bifold doors, bedroom/office, shower room, utility room. First floor: two double bedrooms and a three-piece house bathroom. Second floor: a sumptuous master bedroom with fitted furniture and an en-suite shower room. Off-road parking for up to three cars with an EV charging point and a west facing rear garden. (1,605 sq ft/149.1 sq m approx/EPC: TBC).

A super home offering far more than you'd care to imagine. Internal viewing is absolutely essential in order to fully appreciate.



## 4 Mayfield Avenue, Clitheroe

### Directions

When travelling from our office proceed to the end of York Street, turn right at the roundabout into Waterloo Road. Continue past Tesco Supermarket to the mini roundabout. Turn left into Shawbridge Street and third right into Hayhurst Street. Take the second turning on the left into Standen Road, then take the second turning on the right into Mayfield Avenue. The property can be found on the right-hand side, facing up Standen Road.

### Location

A popular and convenient residential location which enjoys convenient access to local shops, schools and amenities plus the A59 trunk road.

### Services

Mains supplies of gas, electricity, water and drainage. Gas central heating to panelled radiators from a Potterton Titanium combination boiler installed in 2018. Council tax payable to RVBC Band B. The tenure is Freehold.

### Additional Features

The property has PVCu double glazing throughout with new windows in 2021, has been re-roofed with a dormer conversion in 2021 and a wraparound ground-floor extension in 2022. Oak newel posts, hand-rails and glass balustrades complemented by oak internal doors. LED down-lighters, LVT flooring and bifold doors.

### Accommodation

A PVCu front door opens to a bright and spacious hallway; plenty of space for a pram or console table. Cleverly designed understairs drawers providing vital storage space for shoes etc. The large front sitting room offers generous space with a pleasant open aspect. The amazing kitchen diner/family room extension was completed in 2022; adding significant extra space and creating one of the finest rooms of its type that we have recently seen. Stylishly appointed with Shaker style cabinetry along three walls, around a substantial island with a single piece quartz counter. Along the back wall a contrasting counter with an under-counter sink, fluted drainer, swan-neck mixer tap and a smoked glass splashback. In the corner a pantry cupboard and next to it a concealed hot drinks station. The island incorporates a dining bar, capable of accommodating four stools with additional cupboards beneath. There is an induction hob with a down-draught extractor filter and next to it, pan drawers and a concealed utensil drawer. The dishwasher is integrated as are the full height fridge and freezer. The Neff electric oven has a slide-and-hide door and next to it a microwave oven and a warming drawer. LVT flooring in a grey oak effect herringbone design continues into the utility room and office/bedroom 4. An array of LED downlighters illuminate the area, but in daylight hours the room is naturally light from the bifolds and two large Velux windows; framed by two column radiators. Totally in line with contemporary expectations of family-centric living, this is an excellent transformation that will certainly enhance your enjoyment of home life. Part of the side extension has created a home office/bedroom 4, plus a large utility room with sink and laundry provision and a super three-piece shower room with fully tiled walls in the popular Metro style accented with matte black fittings to stunning effect. Behind a glass screen, there is a low lipped tray with a thermostatic shower, pedestal washbasin and a low suite wc. Towels warm on a ladder radiator.

On the first floor there are two doubled bedrooms, the rear with built-in wardrobes; both rooms are a generous size compared to modern counterparts. The house bathroom comprises a bath with thermostatic shower, pedestal washbasin and wc. The walls are fully tiled and there is a chromed towel radiator. The original third "box" room has been masterfully opened to create a spacious landing and return staircase to the master suite on the second floor. The landing provides plenty of space for an open home office.

The luxurious second floor master is of substantial size with panoramic views across the valley catching Kemple End, Clitheroe Castle and Waddington Fell. There are built-in wardrobes across one wall with hanging rails, drawers and shelving. The stylish en-suite shower room comprises a walk-in shower with a Crittal-style screen, thermostatic shower, washbasin with vanity storage and wc, complemented by on-trend tiling and matte black brassware. Towels warm on a stylish black towel radiator.

### Outside

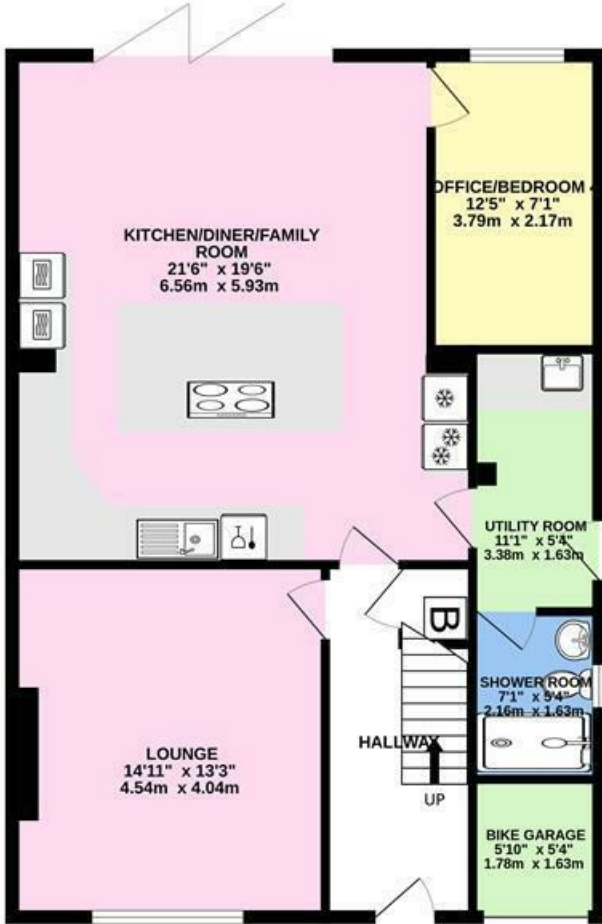
The tarmacadam forecourt offers parking for up to three cars and there is a bike garage with an electric roller shutter door and an EV charging point. The rear garden faces west; a perfect place to sit and enjoy the summer sun. The lower section offers a child friendly play area with bark chippings.

Internal viewing is considered absolutely essential to fully appreciate.

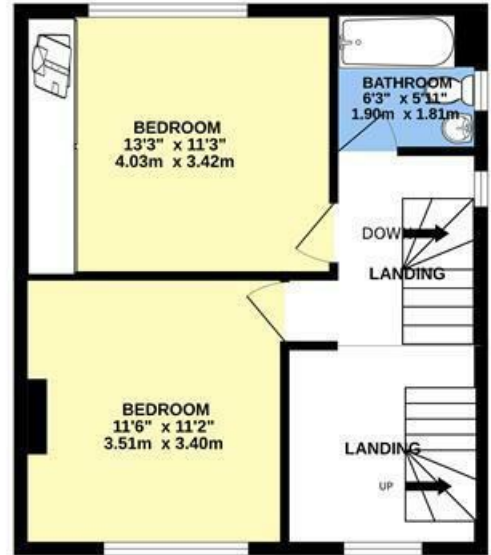
### Viewing

Strictly by appointment with Anderton Bosonnet - a member of The Guild of Property Professionals.

GROUND FLOOR  
899 sq.ft. (83.5 sq.m.) approx.



1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.

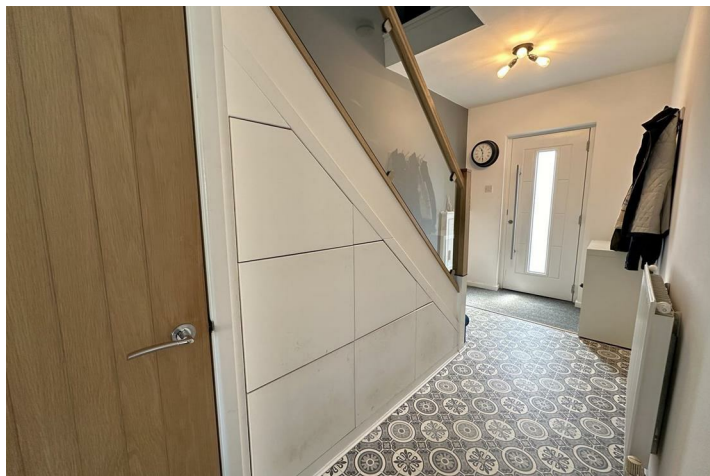


2ND FLOOR  
268 sq.ft. (24.9 sq.m.) approx.

4 MAYFIELD AVENUE, CLITHEROE, BB7 1LB

TOTAL FLOOR AREA : 1605 sq.ft. (149.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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01200 428691  
clitheroe@athertons-uk.com

www.athertons-uk.com