

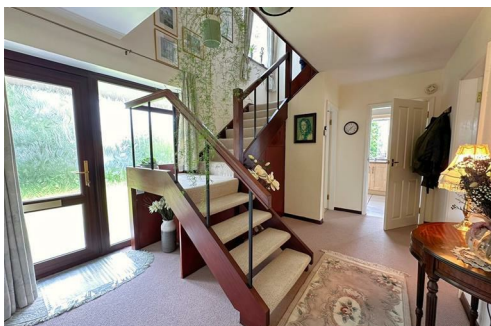


1 Claremont Drive,  
Clitheroe

Price £500,000

A stylish “mid-century” detached house in a delightful corner position standing within substantial south-facing screened gardens. Light and free-flowing, the well presented accommodation comprises ground floor: reception hall with a half return staircase, cloakroom, study, lounge, dining room, kitchen diner. First floor: four bedrooms comprising two doubles and two singles with a three-piece bathroom. The spacious drive leads to a generous garage with store rooms and wraparound lawned gardens. This super home has been in the same family for over thirty-five years and offers easy access to the town centre and the bypass. (1,488 sq ft/138.2 sq m approx/EPC: D).

In an era of homogenous uniformity, this excellent home offers distinct individuality.



# 1 Claremont Drive, Clitheroe

## Directions

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 here into Shawbridge Street and continue up Pendle Road. Proceed over the roundabout and take the third turning on the right-hand side into Claremont Avenue. The road turns ninety degrees right. Claremont Drive is the first opening on the left-hand side and Number 1 is on the left.

## Services

Mains supplies of gas, electricity, water and drainage. Gas central heating from a Potterton Promax combination HE plus boiler. Council tax payable to RVBC Band F. Freehold tenure.

## Additional Features

The property has PVCu double glazed windows with K-glass and external doors. Bosch kitchen appliances, a Hormann electrically operated sectional garage door.

## Location

The Claremont district of Clitheroe has long been regarded as one of the most desirable in Clitheroe.

## Accommodation

Sheltered within an open porch, the front door reveals a most welcoming reception hall, a feature mahogany half return staircase ascending to the first floor; light shining inwards through a half landing window. There is an understairs cupboard and next to it a two-piece cloakroom comprising a low suite wc and a wash handbasin. Front facing, the study has a distinctive half bay window with enough space to be a really comfortable home office if required. The elegant lounge has a period design fireplace with a coal effect living flame gas fire; a lovely light room with dual aspect windows and a natural oak boarded floor. The similarly spacious dining room offers sufficient space to entertain in style and when the weather allows, a sliding door opens to an enticing alfresco patio. The smart kitchen diner has fitted cabinetry in the popular Shaker style with marble pattern laminate counters, splashback tiling and a stainless steel sink unit and mixer tap. The built-in cooking appliances consist of an electric oven with a ceramic hob and extractor filter. The integrated Bosch appliances consist of a dishwasher and larder fridge. A really pleasant informal family dining kitchen with four casement windows, each with blinds and a tiled floor for stylish practicality.

The view from the first floor landing window is to the Fells with Clitheroe's famous Castle Keep proudly in the middle. There are four bedrooms consisting of two doubles and two generous singles. The master has dual aspect windows and built-in wardrobes with a matching dressing table and bed-side cabinets. Bedroom 2 also faces Pendle Hill with built-in wardrobes, drawers and a bed-side cabinet. Bedroom 3 is a great single with built-in wardrobes, dressing table and a free-standing cabinet; dual aspect windows and a view of Waddington Fell and the Castle Keep. Bedroom 4 another single with a wash handbasin. The bathroom is particularly well proportioned consisting of a panelled bath with a thermostatic shower, pedestal washbasin and a low suite wc. There are dual aspect high windows, part tiled walls and a shelved airing cupboard with a central heating boiler.

## Outside

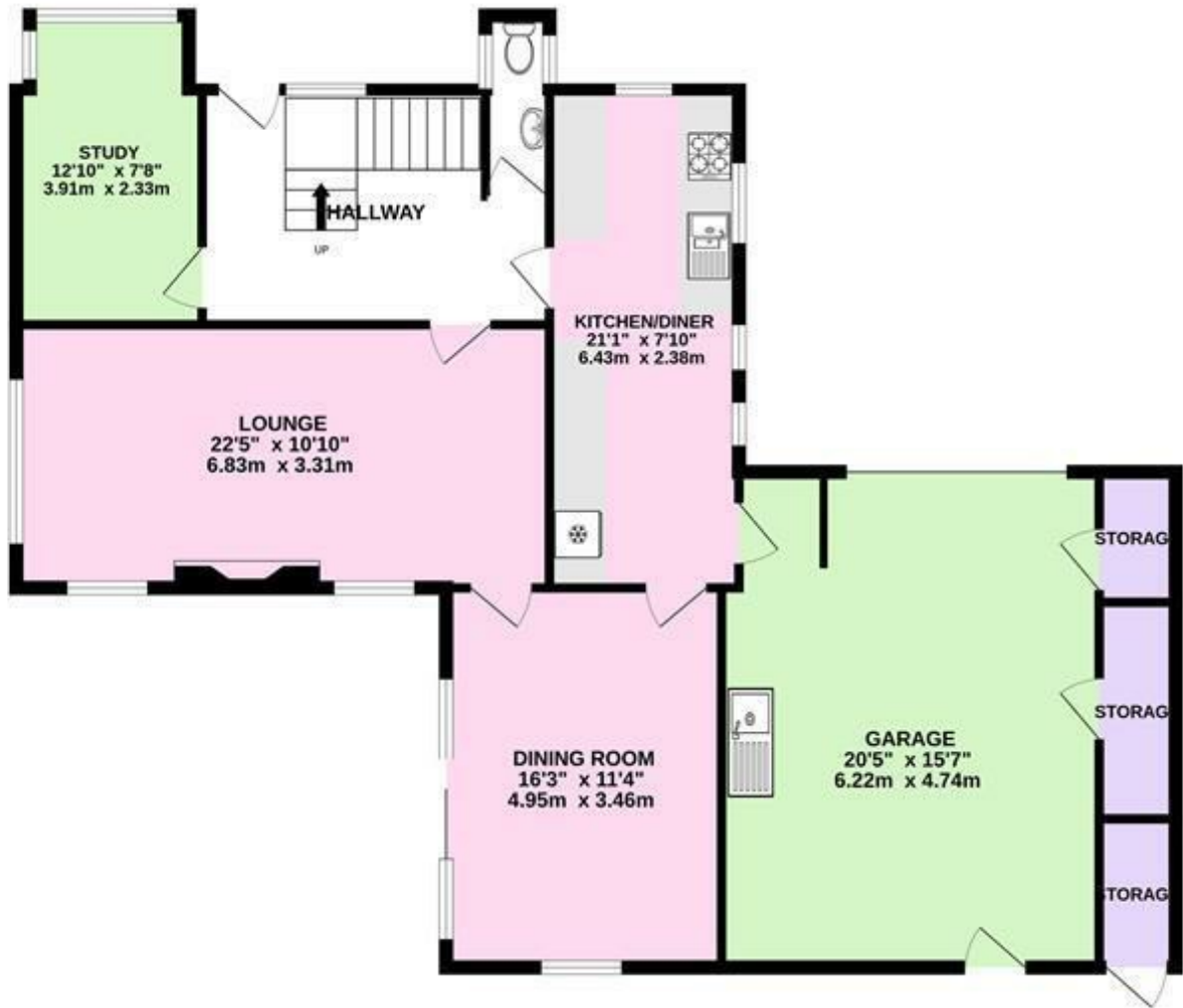
A drive leads to a spacious integral garage with an electrically operated Hormann sectional door for ease of access. The drive can accommodate three to four cars quite comfortably. There is a rear personnel door and doors to additional storage compartments to the side of the garage. The house stands within a substantial plot and enjoys privacy from mature boundary evergreen planting. Both the lounge and dining room look out to the south facing part of the garden which basks in the warmth and light of a spring and summer sun. The lawn wraps around in a U-shape and there is a flagged patio and side footpath which leads to the garden shed.

Internal viewing is strongly recommended.

## Viewing

Strictly by appointment.

GROUND FLOOR  
878 sq.ft. (81.6 sq.m.) approx.



1ST FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA: 1488 sq.ft. (138.2 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.



All fixtures and fittings in these particulars are included in the sale, all others in the property are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note: Although these particulars are thought to be materially correct, their accuracy is not guaranteed and they do not form any part of a contract.