



18 Strawberry Gardens, Gisburn
Clitheroe

£459,995

Situated in a semi-rural location, backing onto open fields and benefiting from a large plot, this property would make the perfect family home. Built in 2017, this stone built, four bed detached property benefiting from an almost 'double sized' plot with parking for 6 cars, a large 'wrap around' garden with open views, detached double garage and generous living space spread over two floors. Well positioned in a quiet cul-de-sac with views of woodland to the front, early viewing is highly recommended to appreciate what this stunning detached property has to offer.



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Located within the catchment area of many outstanding primary and secondary schools, the house along with the location really does cover all bases for family life.

The accommodation affords: entrance hallway with double glazed external door to the front, staircase to first floor, under stair storage cupboard, wooden floor coverings that runs throughout the ground floor and 2pc WC off. The ground floor enjoys two reception rooms to the front of the property; a good sized lounge and well proportioned study - perfect for those working from home.

The dining kitchen to the rear of the property has a range of base and eye level units, gas hob with extractor over, electric oven/grill, integrated fridge freezer and dishwasher, maple effect laminate work surface with matching upstands, windows and folding doors to the rear garden. The utility room has a fitted washer dryer, sink with rinser tap, work surface area, double glazed external door to the rear.

On the first floor the footprint is of a typical, executive four bedroom property boasting an ample sized landing area with four double bedrooms, family bathroom and en-suite shower room off the principal bedroom. The family bathroom hosts a panelled bath with overhead mains mixer shower, dual flush wc and pedestal wash basin with tiled walls and floors. The en-suite is of similar nature in contemporary design with large walk-in shower replacing the bath.

Outside this vast, corner plot property truly excels adorning parking for multiple cars both at the front and down the side of the garage leading to a good sized detached double garage. The rear & side garden offers a vast amount of space and are mainly laid to lawn with additional pebbled and paved areas providing a perfect space for entertaining. The garden backs onto open fields boasting stunning open views and a complete sense of private tranquility.

Early viewing is highly recommended to appreciate what this beautiful home has to offer.

(1,235 sq ft / 114 m2 approximately)

Services

All mains services are connected.

Tenure

We understand from the owners to be leasehold - 999 years from 1 January 2016 £250 per year.

Energy Performance Rating

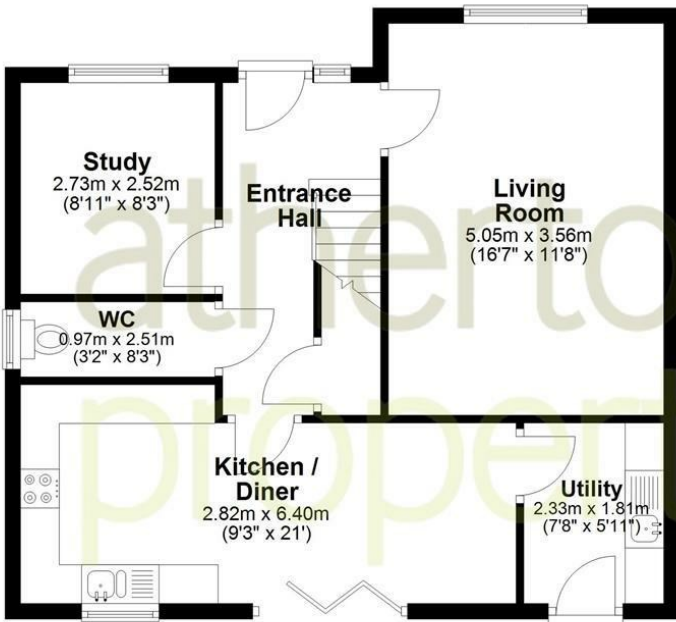
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Council Tax

Band E.

Ground Floor

Approx. 58.6 sq. metres (630.5 sq. feet)



First Floor

Approx. 56.2 sq. metres (604.9 sq. feet)



Total area: approx. 114.8 sq. metres (1235.4 sq. feet)



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