



2 Guardians Close,  
Clitheroe

Price £419,000

Nestled within the picturesque landscape of Clitheroe and the catchment area for many outstanding primary & secondary schools is this exceptional 4-bedroom detached executive home which has been beautifully maintained and decorated throughout. The residence seamlessly merges contemporary design with luxurious features, ensuring a lifestyle of both elegance and comfort that seamlessly combines modern elegance with functional design. The property is in immaculate condition throughout and would not look out of place as any show home. Benefiting from a corner plot position, the property boasts landscaped private gardens to the rear and a tree line frontage to the front of the property.



## 2 Guardians Close, Clitheroe

### Description

Internally you are greeted by a light and airy entrance hall with staircase to the first floor, access into the single integral garage with tiled floor and up and over door and access into the living room and kitchen/diner. To the front is a good sized lounge with pleasant aspects and French doors leading into the kitchen/diner.

The kitchen/diner is a fantastic space for entertaining benefiting from a range of integrated appliances, breakfast bar, tiled floor, inset dual sink, base and eye level units with quartz worktops, LED spotlighting, tiled flooring, space for dining table external doors to rear garden and open access into the utility. Finished to an equally high specification the utility room offers base level units with space for washer and dryer, quartz worktops, inset sink, external rear door and access into the downstairs 2pc Wc with tiled flooring and panelled walls.

To the first floor are four good sized double bedrooms all with fitted wardrobe space except bedroom four which is currently used as a dressing area/office. The master bedroom benefits from en-suite shower room with tiled walls and floor, corner shower, dual flush wc and pedestal was basin. To the other end of the spacious landing with storage cupboard is the house bathroom emulating the stylish en-suite with panelled bath with overhead mixer shower.

Externally to the rear there is a large South-Facing landscaped garden benefiting from a large patio area with recently laid Indian stone tiles, good sized laid to lawn garden area, terraced decking area with composite decking and timber sleeper mature borders. To the front of the property is a double driveway leading to the garage, on-street parking, central paved pathway with stone steps to the front door and lawned front garden area.

Located just a short walk from the highly regarded local Grammar School, this property offers convenient access to Clitheroe's central amenities while enjoying a prime position on the town's perimeter, ideal for quick routes onto the A59. Situated on the fringe of Clitheroe, the home is best accessed via Chatburn Road, turning right into Guardians Close. This advantageous location blends the tranquility of suburban living with excellent connectivity to both the town center and major transport routes.

Approximate gross internal area - 1389.9 sq ft (129.1 sq m).

### Services

All mains services are connected.

### Tenure

We understand from the owners to be Freehold £150 Per year service charge.

### Energy Performance Rating

B (84).

### Council Tax

Band F.

### Ground Floor

Approx. 65.2 sq. metres (701.9 sq. feet)



### First Floor

Approx. 63.9 sq. metres (687.9 sq. feet)



Total area: approx. 129.1 sq. metres (1389.9 sq. feet)



athertons  
property & land



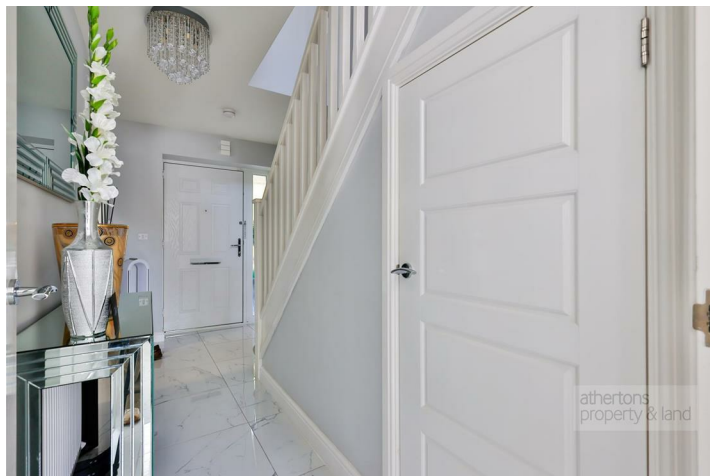
athertons  
property & land



athertons  
property & land



athertons  
property & land



athertons  
property & land



athertons  
property & land



athertons  
property & land



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.

01200 428691  
clitheroe@athertons-uk.com

www.athertons-uk.com