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Sundrop Close, Clitheroe, Ribble Valley BB7
£425,000



Welcome to Sundrop Close, Clitheroe – an immaculate and beautifully presented four-bedroom detached home, nestled within an exclusive development by Jones Homes. This modern family residence boasts a thoughtfully upgraded interior, including a newly installed kitchen and flooring, and is set on a generous plot with expansive front and rear gardens.

Designed with both style and practicality in mind, this exceptional stone-built property features a well-maintained garden to the front and rear, a private driveway leading to an integral garage, and an elegant principal bedroom complete with a stylish en-suite shower room. Conveniently positioned for easy access into town, with a wealth of local amenities just a short walk away, this home offers the perfect blend of suburban tranquillity and modern convenience. Early viewing is highly recommended to fully appreciate all it has to offer.

Stepping into the inviting entrance hall, you are welcomed by a warm and spacious ambience, enhanced by stylish wall panelling. At the front of the property, the bright and airy living room benefits from a striking box bay window, allowing natural light to flood the space while offering pleasant views over the large front garden. Across the hall, internal access to the garage adds a practical touch, with a wall-mounted Vaillant central heating boiler neatly housed within. A stylish two-piece W.C. with tiled walls and cleverly designed under-stairs storage completes this section of the home.

The rear of the property unfolds into a breathtaking open-plan family dining kitchen, upgraded to an exceptional standard. This space has been designed for both style and functionality, featuring an abundance of additional storage, sleek fitted base and eye-level units, and high-spec integrated appliances, including a tall fridge and freezer, Neff double oven, Neff gas hob with extractor, integrated dishwasher and vertical anthracite radiator. There is ample room for a dining table, while French patio doors open directly onto the rear garden, creating a seamless indoor-outdoor flow. An adjoining utility room provides further storage, plumbing for a washing machine, an additional sink, and a side door for easy external access.

Ascending to the first floor, a stylishly panelled landing leads to four generously sized bedrooms and a family bathroom. The principal suite is beautifully appointed, featuring space for fitted wardrobes and an elegant en-suite shower room, complete with a fully tiled three-piece suite. All the bedrooms are comfortable and spacious doubles with ample space for wardrobe furniture, while the stylish four-piece family bathroom boasts a separate shower cubicle and full tiling for a sleek finish. An airing cupboard housing the Tribune water cylinder completes the upstairs layout.

Externally, the property continues to impress. The expansive front garden is beautifully landscaped, with a neatly maintained lawn, gravelled borders, and paved walkways, complemented by a private tarmac double driveway leading to the integral garage. To the rear, the garden offers a serene and inviting retreat, featuring a well-manicured lawn, an initial patio seating area directly accessible from the dining space, as well as additional gravelled and paved seating areas that make the most of the sun's position throughout the day.

Situated in the highly desirable Lower Standen area of Clitheroe, this exceptional home benefits from close proximity to local shops, supermarkets, and excellent schools. It is also within easy reach of Clitheroe Rugby Club and just a short drive from Clitheroe Golf Club, making it an ideal location for families and professionals alike.

Clitheroe is a historic market town that seamlessly blends modern convenience with rich heritage. Overlooked by the iconic Clitheroe Castle—an 800-year-old fortress offering stunning views—the town boasts boutique shopping, supermarkets, and a thriving dining scene, featuring award-winning restaurants, gastropubs, and charming bars.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold. Estate charge - £205.40 per annum

Energy Performance Rating

B (84).

Council Tax

Band E.

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley, BB7 9SP

Monday to Friday - 9.00am to 5.00pm

Saturday - 9.30am to 1.30pm

01254 828810

8 York Street, Clitheroe, BB7 2DL

Monday to Friday - 9.00am to 5.00pm

01200 428691

Money Regulations

Laundering

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

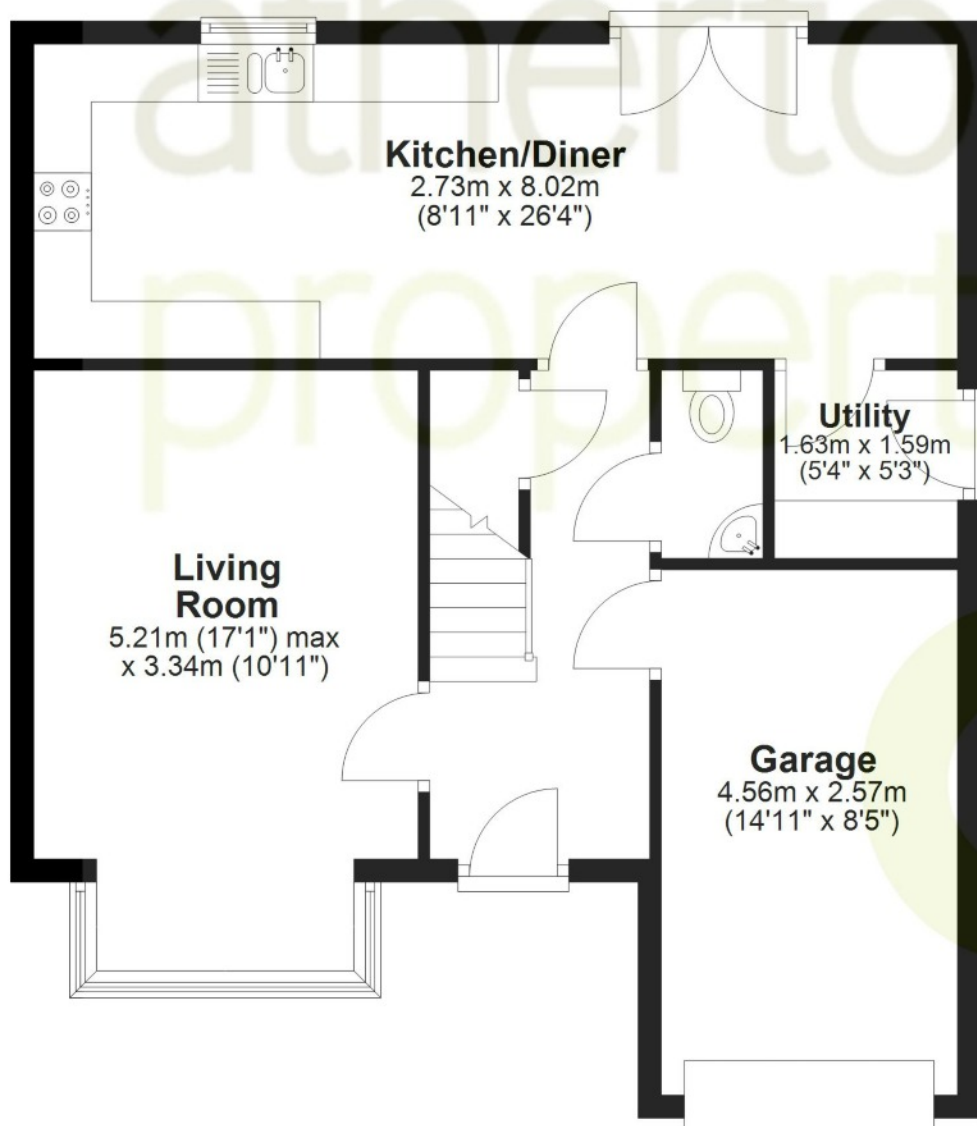
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction) .





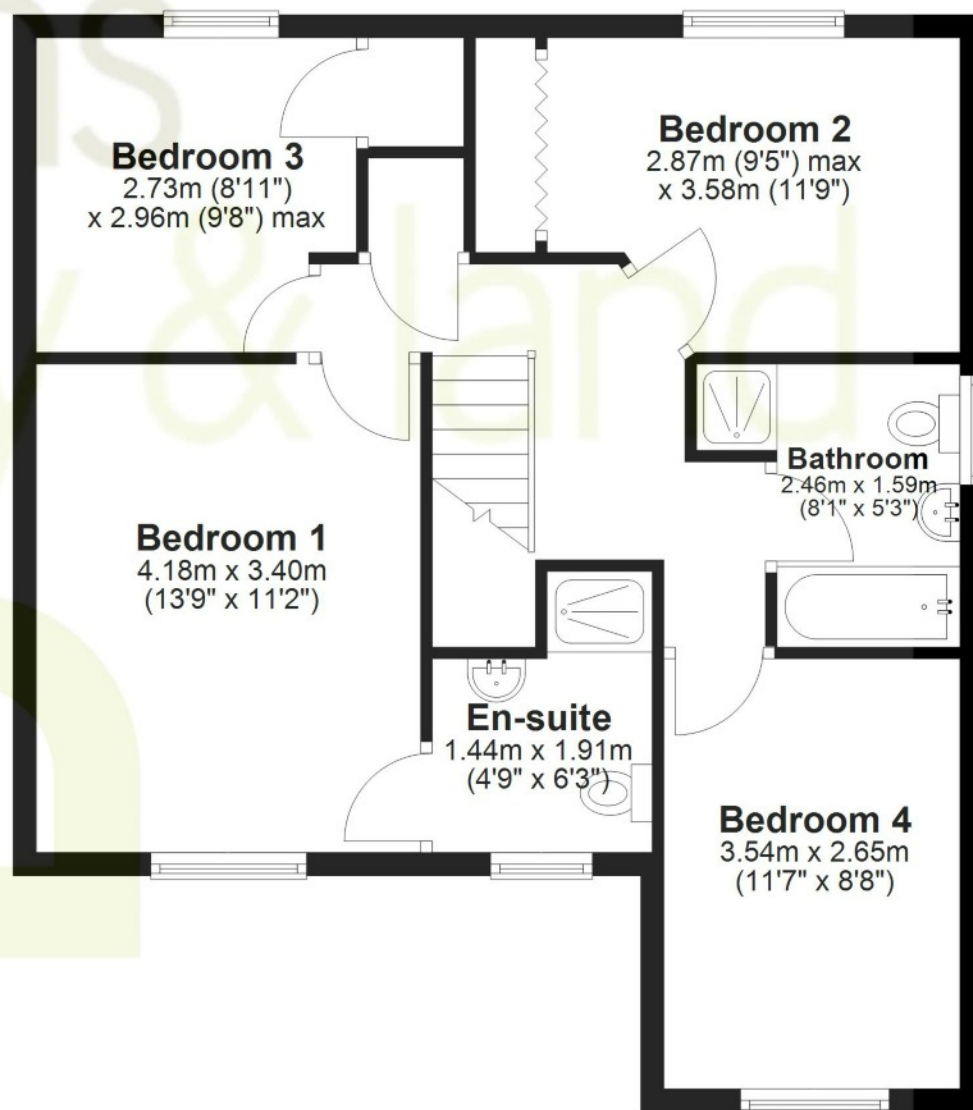
Ground Floor

Approx. 64.1 sq. metres (690.3 sq. feet)



First Floor

Approx. 61.7 sq. metres (663.9 sq. feet)



Total area: approx. 125.8 sq. metres (1354.2 sq. feet)





