



Plot 48 Hawthorne Place,
Clitheroe

£254,000

The Danbury – Modern Living in a Timeless Setting

Plot 48 | 3-bedroom semi-detached home | Available to over 55s

Beautifully designed for the demands of contemporary living, The Danbury is a stylish three-bedroom semi-detached home with thoughtful touches throughout. The ground floor offers a modern open-plan kitchen and dining area, ideal for family meals or entertaining friends, with direct access to the garden. A spacious, front-facing living room provides a relaxing retreat with plenty of natural light.



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Upstairs, you'll find three well-proportioned bedrooms, including a generously sized main bedroom with its own en suite, perfect for privacy and convenience. A family bathroom serves the remaining two bedrooms, and there's ample storage space throughout the home.

Room Dimensions:

Ground Floor

Kitchen: 2.74m x 2.54m

Dining room: 3.08m x 2.21m

Living room: 4.01m x 3.38m

First Floor

Bedroom 1: 4.01m x 2.78m

Bedroom 2: 2.94m x 2.54m

Bedroom 3: 2.54m x 1.92m

A Sought-After Lifestyle in Clitheroe

Located in the charming market town of Clitheroe, Hawthorne Farm places you right in the heart of the Ribble Valley, surrounded by rolling countryside and historical landmarks. Just minutes from the Forest of Bowland Area of Outstanding Natural Beauty, this is a paradise for nature lovers, walkers, and cyclists.

From quaint cafes and traditional markets to independent shops like the renowned Cowman's Sausage Shop, Clitheroe offers a perfect blend of character, community, and convenience. Excellent transport links by road and rail, plus a choice of local schools, make this a smart move for all stages of life.

Exclusive Over 55s Offering

This home is available for open market purchase by buyers aged 55 and over. There are no affordability criteria—simply a requirement that at least one resident is aged 55+ and that the home is their primary residence. The over-55s condition applies in perpetuity and will carry over to future sales.

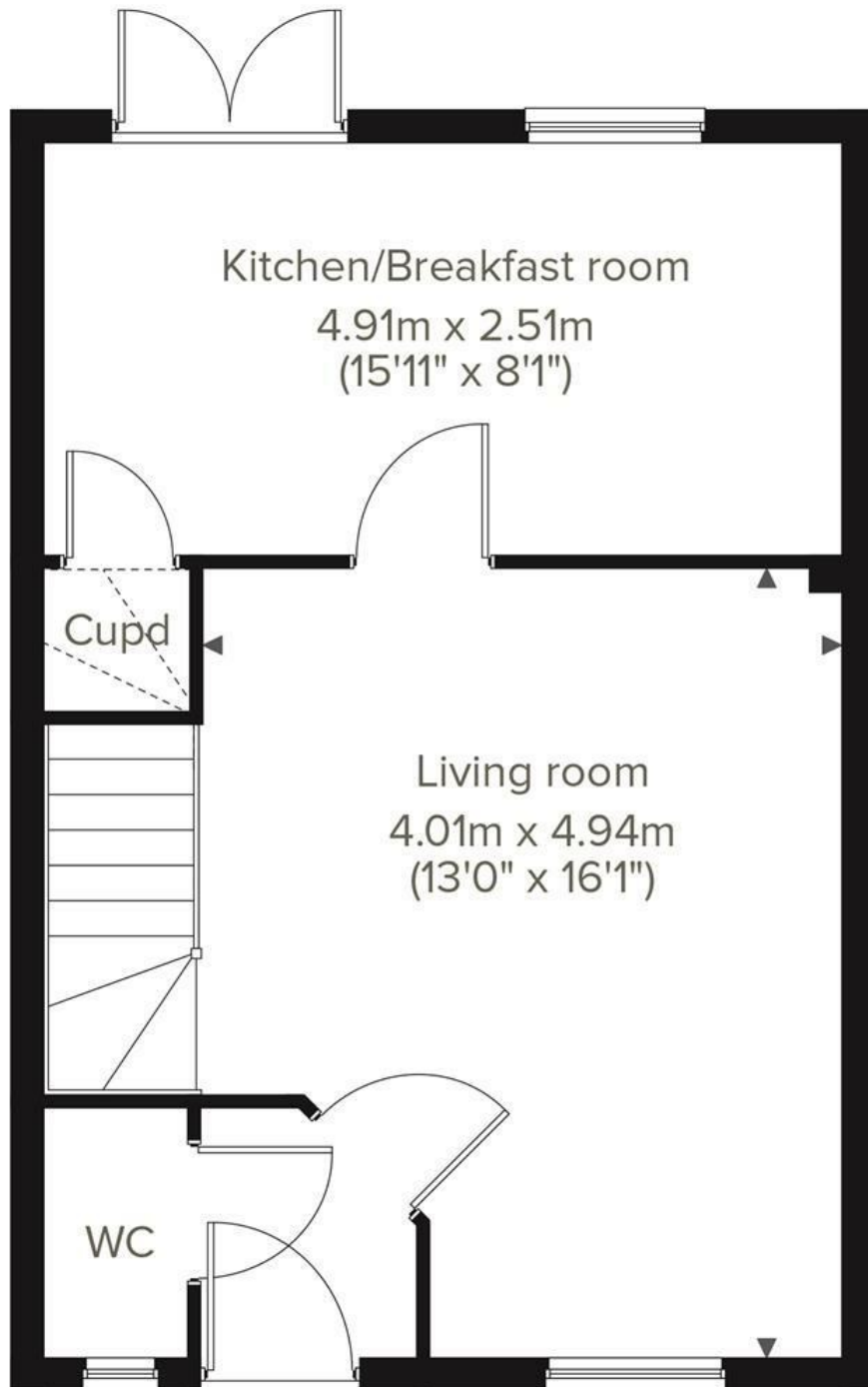
Additional Information

Tenure: Freehold

Annual Service Charge: £163

Council Tax Band: Assigned post-occupation

Whether you're looking to downsize, invest in a stylish new build, or relocate to a scenic and well-connected community, The Danbury at Hawthorne Farm is the ideal choice.





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