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12 Pendlebrook Clitheroe, Ribble Valley
£349,995



An absolutely magnificent semi-detached true bungalow built in 2020 on a most sought-after development within Clitheroe. Internally, the property has been maintained to the highest standards boasting modern kitchens and bathrooms and neutral decor. The property lies under brick-faced and K-rend elevations and is set on a fabulous, generous South-East facing plot with tall walled borders creating an extremely private area. The local amenities of Clitheroe and village of Whalley are both only a short walk away from this beautiful bungalow.

The accommodation affords: entrance hallway, bedroom two, bedroom one with three-piece en suite shower room, dining kitchen, three-piece family bathroom and family lounge. Outside there are magnificent formal gardens to the front, side and rear and a two-car driveway. Early viewing is highly recommended to appreciate what this beautiful bungalow has to offer.

Internally you are greeted by a spacious entrance hallway with part-glazed composite door to the front, access point to roof void, radiator and door into bedroom two. Bedroom two is a good sized double with windows to the front, couple panelled radiator and carpeted floor covering. Adjoining bedroom two is the large family bathroom which has been beautifully finished with tiled walls and floors, pedestal wash basin, low-flush WC, panelled bath with main feed shower over and glass shower screen.

Across the hall lies the dining kitchen with a delightful range of contemporary base and eye level units, integrated appliances including four ring gas hob with extractor hood, Bosch electric oven and microwave combination oven, integrated fridge, freezer and dishwasher, Quartz worktops, external door to side garden, tiled flooring and ample space for dining area.

Towards the rear of the property is the light and airy main bedroom with door into stylish en-suite shower room with vanity wash basin, dual flush WC and walk-in rainfall mains shower with glass screen. The main lounge is also located to the rear of the property with upvc double glazed French doors opening onto the rear patio area flooding the room with natural light.

Externally the property continues to excel and boasts stunning landscaped gardens to the front and rear. The garden areas are made up of predominantly lawned areas, stone and flagged pathways and patios and mature graveled borders leading to high fencing encasing the property in complete privacy. A two-car driveway provides ample parking as well as on-street parking.

Built in 2020 by acclaimed developer Applethwaite Homes for the over 55's and the first ever to come to the market for resale is this most fantastic, semi-detached true bungalow offering a sense of internal space set on a magnificent, South-West facing plot with timber summer house and greenhouse.

The house is located close to Clitheroe centre and is just a short walk away from central amenities including train and bus transport links. The town has a medical centre, swimming pool, library, golf club and a wide range of recreational facilities within the lovely, Lancashire countryside. The Ribble Valley is an affluent area with a café culture and a rural & historical heritage making it a desirable and aspirational place to live and visit.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

B (83).

Council Tax

Band C.

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 2.30pm

Athertons Website

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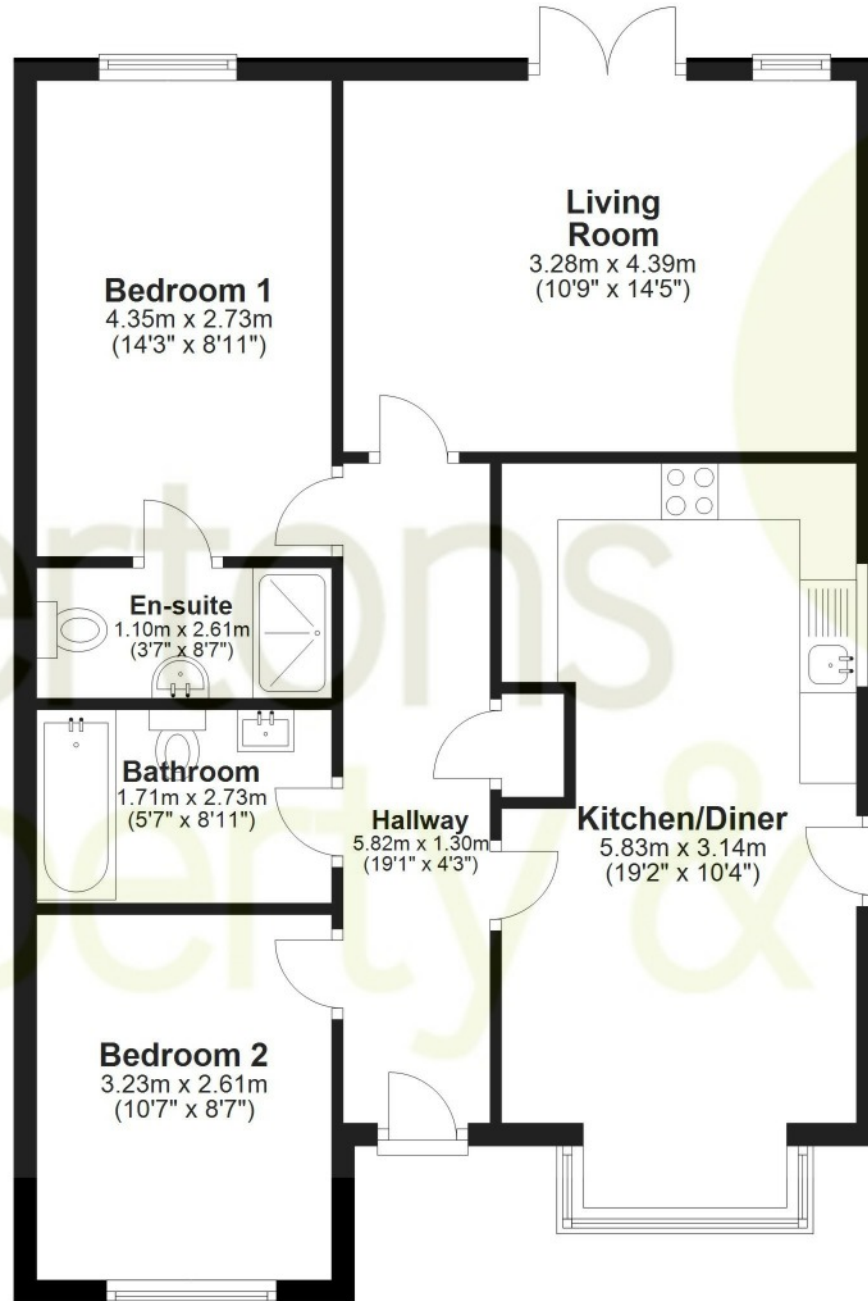






Ground Floor

Approx. 71.5 sq. metres (769.9 sq. feet)



Total area: approx. 71.5 sq. metres (769.9 sq. feet)





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