



Clover Drive, Freckleton, PR4 1TG

Asking Price £299,950

- Four Bedroom Detached Family Home
- Close to Freckleton Village Centre
- Integral Garage and Driveway
- EPC = C
- Three Bathrooms - Bathroom, En-Suite and WC
- Located on Sought After Residential Estate
- Enclosed Rear Garden
- No Chain Delay!

Clover Drive, Freckleton PR4 1TG

Tempo are delighted to offer to the market this four bedroom detached family home. Located on sought after residential estate of the Hawthorne in Freckleton. Within walking distance of Freckleton Village Centre including local amenities and transport links. Property briefly comprises: Entrance Hallway, Lounge, Dining Room, Conservatory, Kitchen, Utility Room and Downstairs WC. To the first floor is Double Bedroom with En-Suite Bathroom, Three Further Bedrooms and Family Bathroom. Gardens to front and rear, driveway and integral garage providing ample off road parking. uPVC double glazing and gas central heating throughout. EPC = C. Chain Free.



Council Tax Band: E

Tenure: Freehold



Entrance Hallway

Approached via composite front door into entrance hallway with inset doormat, two ceiling lights, coving and panel radiator. Stairs lead to first floor.

Ground Floor WC

Two piece suite comprising low flush WC and hand wash basin with pedestal. Ceiling light, wood effect flooring, extractor fan and panel radiator.

Lounge

14'11" x 11'10"

Principle reception room with fitted fire surround and hearth housing coal effect gas fire. Coving, ceiling light, two panel radiators and uPVC window to front elevation. Archway leading to dining room.

Dining Room

9'3" x 8'10"

Open plan dining room with coving, ceiling light and panel radiator. Sliding doors leading to conservatory.

Conservatory

9'5" x 12'11"

uPVC and brick built conservatory with wood effect flooring and two wall lights. Double patio doors lead to rear garden.

Kitchen

10'8" x 9'1"

Range of eye and base level units with complementary worktops and tiled splashback. Built in Beko oven with four ring gas hob and cooker hood above. Space for under counter fridge, 1.5 bowl sink with drainer and mixer tap and pantry cupboard. Lino flooring, ceiling light and uPVC window overlooking rear garden.

Utility

9'1" x 4'9"

Bonus utility room with additional eye and base level units, complementary worktops and tiled splashback. Space for under counter washer, dryer and freezer. Baxi boiler, stainless steel sink with drainer and mixer tap, inset spotlights, lino flooring and panel radiator. uPVC door leading to rear garden.

First Floor Landing

Useful built in airing cupboard, ceiling light, panel radiator and loft access.

Bedroom One

13'5" x 9'5"

Spacious double bedroom with ceiling light, panel radiator and uPVC window to the front. Door leads to en-suite bathroom.

En Suite

7'2" x 5'5"

En-suite bathroom with three piece suite comprising: concealed low flush WC, hand wash basin with mixer tap and vanity unit and tiled in panel bath with shower attachment and glass shower screen. Fully tiled walls and floors, inset spotlights, heater towel ladder and extractor fan. Frosted uPVC window to the rear.

Bedroom Two

11'6" x 8'10"

Second double bedroom with fitted wardrobes and drawers, ceiling light and panel radiator. uPVC window overlooking rear garden.

Bedroom Three

12'5" x 7'11"

Fitted wardrobes, ceiling light, panel radiator and uPVC window to front elevation.

Bedroom Four

7'6" x 7'3"

Currently set up as an office with fitted shelves, ceiling light, panel radiator and uPVC window to the front.

Family Bathroom

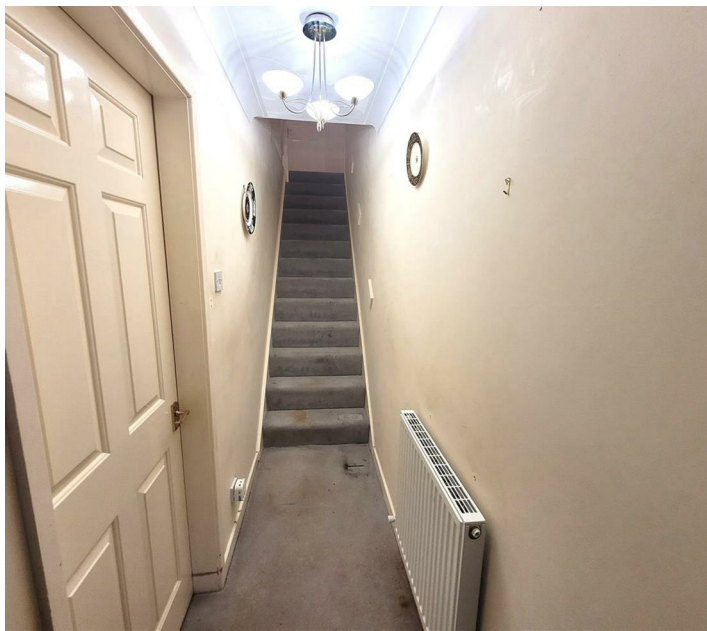
8'2" x 5'5"

Three piece suite in white comprising: low flush WC, floating hand wash basin with mixer tap and panel bath with shower attachment and glass shower screen. Fully tiled walls, wood effect flooring, inset spotlights, extractor fan and heated towel ladder. Frosted uPVC window to rear aspect.

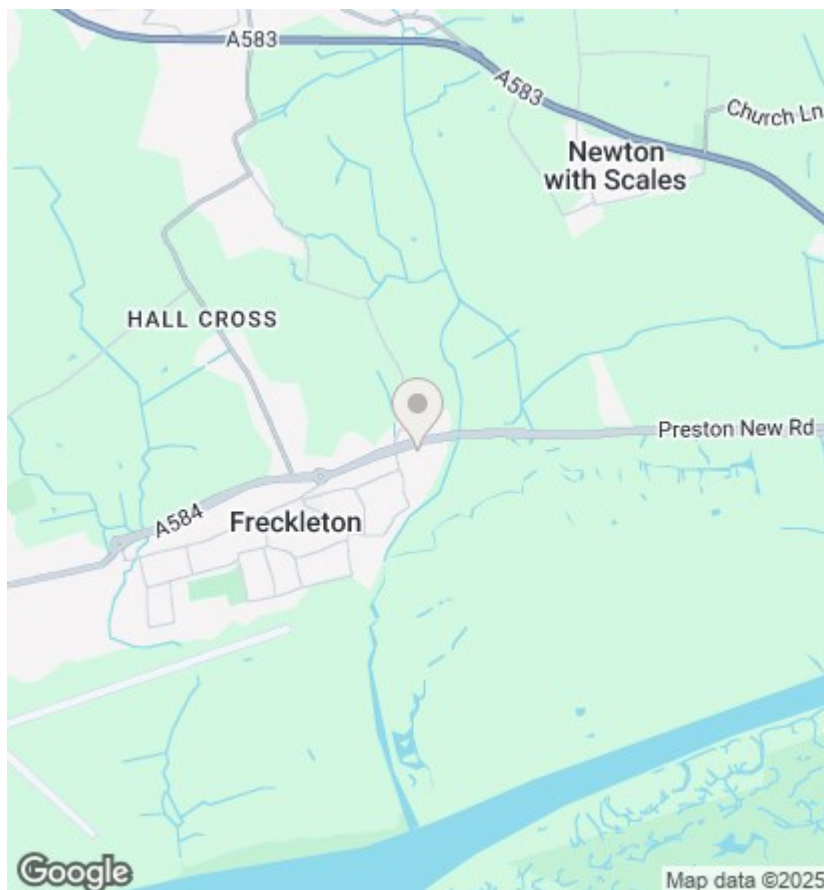
Exterior

Laid to lawn area to the front with feature tree and borders of bushes, plants and shrubs. Paved driveway leading to integral garage with up and over door providing ample off road parking. Timber gate to the site leads to rear garden.

Enclosed rear garden with timber fence surround, mainly laid to lawn with borders of mature shrubs and plants. Timber storage shed.







Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.

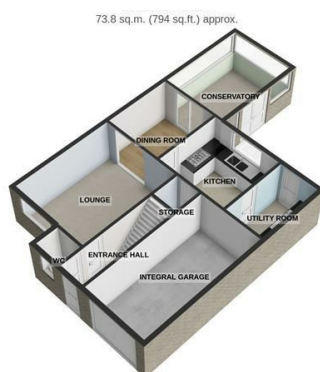
Viewings

Viewings by arrangement only. Call 01772 633399 to make an appointment.

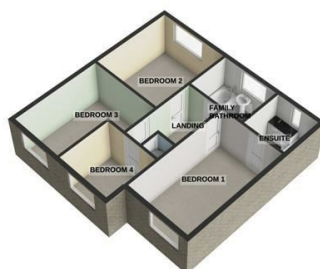
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



FIRST FLOOR
53.9 sq.m. (580 sq.ft.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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