

Because life is

Petty<sup>TM</sup>  
Real

33 Clover Croft  
Higham  
BB12 9HR



For Sale

£298,999

- Modern townhouse
- Sought after village location
- Ideal for a family
- Entrance hallway & downstairs wc
- Spacious lounge

- Fully fitted dining kitchen
- Three double bedrooms
- Two ensuites & house bathroom
- Low maintenance gardens
- Off road parking for two cars



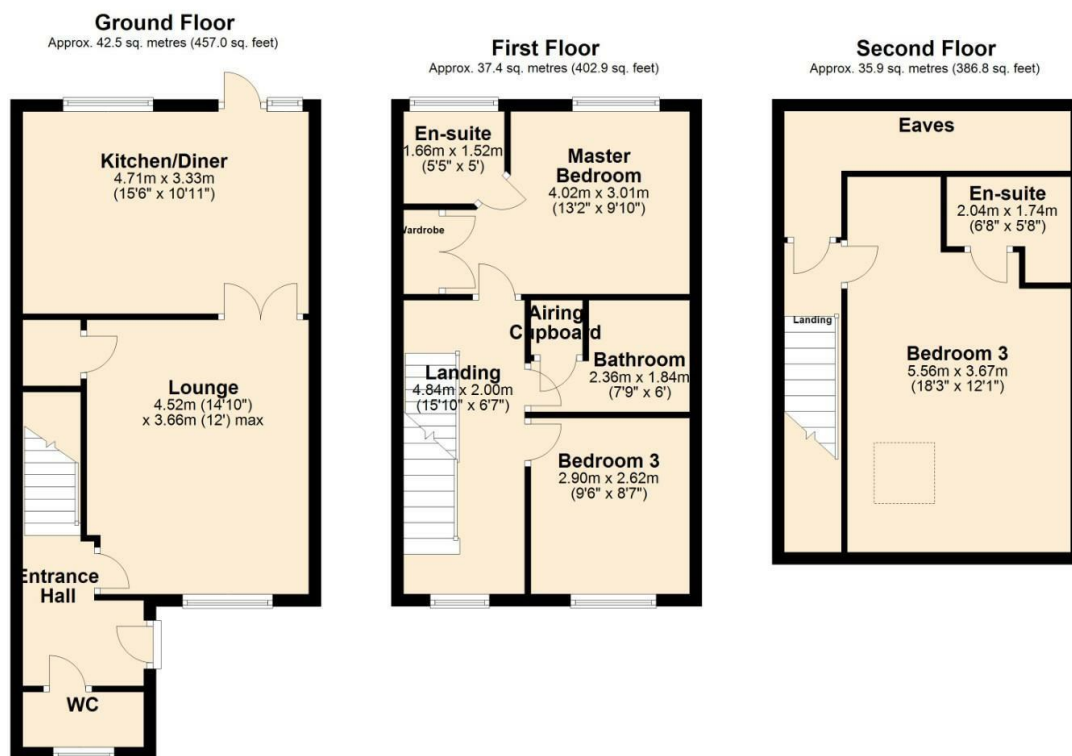
This outstanding three-bedroom, stone-built residence presents a rare opportunity to secure a home in the serene and sought-after village location. Standing tall across three floors, this property marries modern comforts with tranquil village life. Higham's appeal is enhanced by its proximity to essential services including regular bus routes, top-tier schools, and key network links to the Ribble Valley, Burnley, Nelson, alongside swift access to major motorways.

The home is meticulously maintained and features a neutral décor that complements its spacious rooms and vibrant, well-designed gardens. It is a quintessential setting for family living, offering both charm and convenience.

Stepping inside, you're welcomed into a generous hall that leads to a sizeable lounge, showcasing French doors that pour natural light into the space and provide a seamless flow into the dining kitchen. This heart of the home is fitted with a comprehensive array of integrated appliances set against attractive base and eye-level units, with ample space for a dining area. Large French doors open onto a west-facing patio, making it perfect for enjoying sunny afternoons and alfresco dining amidst the beautifully landscaped garden.

To the ground floor hosts a convenient cloakroom and welcoming lounge. The first floor reveals two well-appointed bedrooms, including a master with a sleek three-piece en-suite, alongside a bright family bathroom. The second floor is dedicated to a spacious, vaulted bedroom, ideal as a master or teenager's retreat, complete with its own en-suite and extensive under-eaves storage.

The exterior of the property is just as impressive, featuring mature garden borders, a sizable patio area for outdoor entertainment, and a west-facing garden that captures the essence of outdoor relaxation. A block-paved driveway at the front offers private parking for two vehicles.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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