



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	92
(81-91) B			
(69-80) C			
(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	

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.

Heron Mews, Clitheroe, BB7 2QU

Offers Over £435,000

AN IDYLIC FAMILY HOME

Located within a desirable location of Clitheroe and offering an abundance of beautifully maintained indoor and outdoor space, this exceptional four bedroom detached property is being proudly welcomed to the market. With a high quality finish, stylish decoration and having been updated and maintained immaculately throughout, this property is truly the perfect home for any growing family looking for a luxurious and spacious home! With panoramic countryside views to the rear and ample off road parking, this property is ready to move straight into and is truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Skipton, Blackburn, Preston and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, office, contemporary kitchen diner, WC and staircase to the first floor. The kitchen diner boasts modern units, high quality integrated appliances and leads to a utility room. The first floor comprises of four generously sized bedrooms and a modern family bathroom. The main bedroom benefits from an en suite shower room. Externally there is an enclosed laid to lawn garden to the rear with paving and decking areas, as well as access on to a garage. To the front there is a laid to lawn garden with off road parking and access on to the garage.

For further information or to arrange a viewing please contact our Clitheroe branch at your earliest convenience.

Heron Mews, Clitheroe, BB7 2QU

Offers Over £435,000



- Beautifully Presented Detached Property
- Spacious Reception Room
- Off Road Parking & Garage
- EPC Rating: B
- Four Bedrooms
- En Suite To Main Bedroom
- Freehold
- Contemporary Open Plan Dining Kitchen
- Enclosed Rear Garden With Open Views
- Council Tax Band F

Ground Floor

Entrance Hallway

16'5 x 6'9 (5.00m x 2.06m)

Composite double glazed front entrance door, central heating radiator, wood effect flooring, stairs to the first floor, understairs storage and doors to office, reception room, dining kitchen and WC.

WC

4'11 x 3' (1.50m x 0.91m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, corner wash basin, spotlights, extractor fan and wood effect flooring.

Office

11'6 x 8'5 (3.51m x 2.57m)

UPVC double glazed leaded window, central heating radiator and wood effect flooring.

Reception Room

13'11 x 11'6 (4.24m x 3.51m)

Central heating radiator, feature media wall with television point, spotlights, wood effect flooring and UPVC double glazed French doors to the rear.

Dining Kitchen

22'5 x 10'3 (6.83m x 3.12m)

UPVC double glazed leaded window, central heating radiator, range of wall and base units with quartz surfaces, breakfast bar, Belfast sink with high spout mixer tap, electric oven and combination microwave oven in a high rise unit, four ring induction hob, integrated dishwasher and wine fridge, space for American fridge freezer, spotlights, extractor fan, wood effect flooring, door to the utility and UPVC double glazed French doors to the rear.

Utility Room

6'9 x 5'10 (2.06m x 1.78m)

Central heating radiator, range of co-ordinating wall and base units with quartz surfaces, stainless steel sink with mixer tap, plumbing for washing machine, space for dryer, spotlights, wood effect flooring and composite double glazed door to the rear.

First Floor

Landing

13'9 x 10'7 (4.19m x 3.23m)

Central heating radiator, loft access, smoke alarm, storage cupboard housing the water tank and doors to four bedrooms and bathroom.

Bedroom One

14'4 x 10'7 (4.37m x 3.23m)

UPVC double glazed leaded window, central heating radiator, fitted wardrobes, television point and door to the en suite.

En Suite

6'9 x 5'10 (2.06m x 1.78m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin, dual flush WC, direct feed shower unit, tiled elevations, extractor fan and wood effect flooring.

Bedroom Two

11'11 x 11'9 (3.63m x 3.58m)

UPVC double glazed leaded window, central heating radiator and fitted wardrobes.

Bedroom Three

11'9 x 8'2 (3.58m x 2.49m)

UPVC double glazed leaded window and central heating radiator.

Bedroom Four

10'5 x 7'10 (3.18m x 2.39m)

UPVC double glazed window and central heating radiator.

Bathroom

7'5 x 5'7 (2.26m x 1.70m)

UPVC double glazed frosted window, central heating radiator, panelled bath, dual flush WC, pedestal wash basin, tiled elevations, extractor fan and wood effect flooring.

External

Front

Laid to lawn garden and driveway providing off road parking leading to the garage.

Garage

17'2 x 10'1 (5.23m x 3.07m)

Power, light, combination boiler and water taps.

Rear

Laid to lawn garden with paving, stone chipped bedding areas, decked seating area and open views.

