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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	79
(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	

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## Yew Tree Close, Clayton Le Dale, BB1 9HP

### £460,000

AN IMMACULATE DETACHED FAMILY HOME

Nestled in the charming Yew Tree Close of Clayton Le Dale, this detached property offers a perfect blend of comfort and style. Boasting three reception rooms and four generously sized bedrooms, including two with en suites, this property provides ample space for a growing family.

Flowing with versatile living solutions for a growing family, this immaculately presented home exudes warmth and elegance throughout. The three bathrooms ensure convenience and luxury for all residents whilst the property's spacious living accommodation is ideal for hosting gatherings or simply relaxing with loved ones.

Situated in a desirable location near reputable primary schools, this home offers not just a comfortable living space but also a promising educational environment for young ones. Additionally, its convenient position on the edge of the Ribble Valley and Blackburn provides easy access to both urban amenities and picturesque countryside.

For those seeking their dream forever home, this property ticks all the boxes. With its ample living space, desirable location, large driveway and double detached garage, this house is the perfect canvas for creating lasting memories with your family.

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# Yew Tree Close, Clayton Le Dale, BB1 9HP

£460,000



- Impressive Detached Property
- Modern Fitted Dining Kitchen
- Off Road Parking and Double Detached Garage
- EPC Rating C
- Four Bedrooms
- Neutral Decoration Throughout
- Tenure Freehold
- Three Bathrooms
- Stunning Landscaped Garden to Rear
- Council Tax Band G

## Ground Floor

### Entrance Hallway

10'5 x 9'4 (3.18m x 2.84m)

Hardwood double glazed frosted front door, central heating radiator, smoke detector, coving to ceiling, stairs to first floor, doors leading to reception room, WC, kitchen/dining area, office and understairs storage.

### Reception Room

16'5 x 14'9 (5.00m x 4.50m)

UPVC double glazed box bay window, two UPVC double glazed windows, central heating radiator, coving to ceiling, gas fire with marble heath and wooden surround, television point and double doors to dining room.

### Dining Room

11'1 x 10'11 (3.38m x 3.33m)

UPVC double glazed window, central heating radiator, coving to ceiling and UPVC double glazed French doors to conservatory.

### Conservatory

10'7 x 10'6 (3.23m x 3.20m)

UPVC double glazed windows, polycarbonate roof, wall mounted electric radiator, wood effect laminate flooring and UPVC double glazed French doors to rear.

### Kitchen/Dining Area

22 x 11'9 (6.71m x 3.58m)

UPVC double glazed sloped roof, UPVC double glazed window, two central heating radiators, mix of high gloss wall and base units, quartz worktops, integrated high rise Zanussi oven and grill, four ring Zanussi induction hob and extractor hood, integrated microwave, inset sink with mixer tap and integrated draining ridges, integrated fridge freezer and dishwasher, integrated wine cooler, television point, tiled flooring, door to utility and UPVC double glazed French doors to rear.

### Utility

7'9 x 6'7 (2.36m x 2.01m)

UPVC double glazed window, wall units, Formica worktop, plumbing for washing machine, space for dryer, tiled flooring and UPVC double glazed frosted door to side elevation.

### Office

9'3 x 8'4 (2.82m x 2.54m)

Two UPVC double glazed windows and central heating radiator.

### WC

6'5 x 2'9 (1.96m x 0.84m)

Central heating radiator, low base WC, pedestal wash basin with traditional taps and extractor fan.

## First Floor

### Landing

UPVC double glazed window, central heating radiator, loft access, smoke detector, coving to ceiling, doors leading to four bedrooms and bathroom.

### Bedroom One

14'7 x 11'11 (4.45m x 3.63m)

UPVC double glazed window, central heating radiator coving to ceiling, fitted wardrobes and door to en suite.

### En Suite

10 x 9'2 (3.05m x 2.79m)

UPVC double glazed frosted window, central heating radiator, coving to ceiling, low base WC, pedestal wash basin with traditional taps, panel bath with traditional taps, enclosed direct feed rainfall shower with rinse head, part tiled elevations and tiled flooring.

### Bedroom Two

12'10 x 11'2 (3.91m x 3.40m)

UPVC double glazed window, central heating radiator, coving to ceiling and door to en suite.

### En Suite

7'2 x 5'3 (2.18m x 1.60m)

UPVC double glazed frosted window, central heating radiator, coving to ceiling, low base WC, pedestal wash basin with traditional taps, direct feed shower enclosed, part tiled elevations and extractor fan.

### Bedroom Three

10'4 x 8'4 (3.15m x 2.54m)

UPVC double glazed window, central heating radiator and coving to ceiling.

### Bedroom Four

8'6 x 7'2 (2.59m x 2.18m)

UPVC double glazed window, central heating radiator and coving to ceiling.

### Bathroom

6'5 x 5'7 (1.96m x 1.70m)

UPVC double glazed window, central heating radiator, coving to ceiling, low base WC, pedestal wash basin with traditional taps, panel bath with traditional taps, part tiled elevations, extractor fan and tiled flooring.

## Exterior

### Rear

Enclosed garden with laid to lawn, flagged patio area, mature shrubbery and trees.

### Front

Laid to lawn garden, flagged path, mature shrubbery, trees, off road parking leading to a large detached double garage.

### Garage

17'6 x 17'1 (5.33m x 5.21m)

Power, lighting, UPVC double glazed window and door to side and electric garage door.



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