



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                                 |  | 84                      | 93        |
| (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.



## Hatch Brook Avenue, Clitheroe, BB7 2SJ

### Offers Around £410,000

A SUPERB DETACHED FAMILY HOME WITH A GORGEOUS REAR GARDEN

Nestled in the serene Hatchbrook Avenue of Clitheroe, this stunning detached new build home is a true gem awaiting its new owners. Boasting two reception rooms, four bedrooms, and two bathrooms, this property is ideal for a growing family looking for a peaceful abode.

As you step inside, you'll be greeted by modern fixtures and fittings complemented by contemporary decor, creating a stylish and comfortable living space. The open plan kitchen/diner is a focal point, featuring French doors that lead out to a picturesque landscaped garden with a porcelain marble patio, perfect for al fresco dining.

For those who appreciate the outdoors, this property offers easy access to lovely countryside walks along the River Ribble, allowing you to immerse yourself in the beauty of nature right at your doorstep. The property commands an enviable plot with a charming outlook and boasts off-road parking with a detached garage.

Don't miss the opportunity to make this house your home and experience the tranquility and elegance it has to offer.

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# Hatch Brook Avenue, Clitheroe, BB7 2SJ

## Offers Around £410,000

 4  2  2  B

- Exceptional Detached Property
- Modern Fitted Dining Kitchen
- Ample Off Road Parking and Garage
- EPC Rating B
- Four Bedrooms
- Presented to Highest Standard Throughout
- Tenure Freehold
- Two Bathrooms
- Stunning Rear Garden
- Council Tax Band F

### Ground Floor

#### Entrance Hall

14'8 x 6'4 (4.47m x 1.93m )

Composite double glazed frosted front door, central heating radiator, wood effect flooring, doors leading to two reception rooms, WC, kitchen/dining area and stairs to first floor.

#### Reception Room One

14'9 x 9'11 (4.50m x 3.02m)

UPVC double glazed window, central heating radiator, wall mounted electric fire and wood effect laminate flooring.

#### Reception Room Two

8'10 x 7'7 (2.69m x 2.31m)

UPVC double glazed window, central heating radiator and television point.

#### WC

6'8 x 2'1 (2.03m x 0.64m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, extractor fan and wood effect laminate flooring.

#### Kitchen/Dining Area

26'0 x 10'1 (7.92m x 3.07m)

Two UPVC double glazed windows, two central heating radiators, range of high gloss wall and base units with laminate worktops, stainless steel one and a half bowl sink and drainer with mixer tap, integrated high rise oven, four ring gas hob and extractor hood, stainless steel splashback, integrated fridge freezer and dishwasher, television point, marble effect tiled flooring, door to utility and UPVC double glazed French doors to rear.

#### Utility

6'8 x 5'8 (2.03m x 1.73m )

Wall mounted boiler, plumbing for washing machine, marble effect tiled flooring and composite door to side elevation.

### First Floor

#### Landing

Loft access, smoke detector, central heating radiator, doors leading to four bedrooms and family bathroom.

#### Bedroom One

15' x 10'2 max (4.57m x 3.10m max)

UPVC double glazed window, central heating radiator, doors leading to walk-in wardrobe and en suite.

#### Walk-in Wardrobe

6'3 x 6' (1.91m x 1.83m)

#### En Suite

8'8 x 6'5 (2.64m x 1.96m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap and direct feed shower enclosed.

#### Bedroom Two

12'8 x 9'0 (3.86m x 2.74m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

12'4 x 9'0 (3.76m x 2.74m)

UPVC double glazed window and central heating radiator.

#### Bedroom Four

8'6 x 7'8 (2.59m x 2.34m )

UPVC double glazed window and central heating radiator.

#### Bathroom

7'10 x 6'3 (2.39m x 1.91m )

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, direct feed shower enclosed, panel bath with mixer tap, extractor fan and wood effect laminate flooring.

### External

#### Rear

Enclosed garden with artificial lawn, porcelain marble effect tiled patio and raised bedding areas.

#### Front

Laid to lawn garden, gravel chippings and off road parking leading to garage.

