



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 PlanItip.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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.

Primrose Road, Clitheroe, BB7 1EA

£640,000

A DELUXE FAMILY HOME

Keenans Estate Agents are proud to welcome to the market this exquisite detached property in the picturesque location of Clitheroe. With an exceptional open plan kitchen and living space and seamlessly flowing internally, this property creates a warm and inviting atmosphere throughout. Boasting five double bedrooms and three modern bathrooms, this house is the epitome of luxury living. The stylish decoration throughout the property complements the modern fixtures and fittings, creating a harmonious blend of comfort and sophistication. Situated in a sought-after location, this house offers privacy as it is not overlooked, allowing you to enjoy your own space without any disturbances. The abundance of high-quality indoor and outdoor space provides endless possibilities for creating your dream home.

The property comprises briefly; a welcoming entrance porch guides you through to a hallway. The hallway leads through to a spacious reception room, dining room, open plan kitchen/family room, WC and staircase to the first floor. The kitchen boasts modern wall and base units, high quality integrated appliances and leads through to a utility room and out to the rear through bi-folding doors. The utility room leads on to double garage which is currently being used as a fantastic games room. The first floor comprises of doors on to five double bedrooms and a modern family bathroom. The main and second bedroom boast en suite facilities with the main bedroom also benefitting from a fantastic walk in wardrobe. Externally, there is an enclosed garden to the rear with artificial lawn, paving, bedding, apple trees, power and lighting and tiered access down to the brook. To the front there is a driveway for multiple vehicles and access on to the double garage.

For further information or to arrange a viewing please contact our Clitheroe office.

Primrose Road, Clitheroe, BB7 1EA

£640,000



- Exquisite Detached Property
- Open Plan Living
- Ample Off Road Parking and Double Garage
- EPC Rating TBC
- Five Double Bedrooms
- Presented to Highest Standard Throughout
- Tenure Freehold
- Three Bathrooms
- Two Solar Panels Installed
- Council Tax Band F

Ground Floor

Entrance Porch

9'6 x 2'9 (2.90m x 0.84m)

Composite front door, spotlights, stone flooring and composite double glazed frosted door to hall.

Hall

20'7 x 7'1 (6.27m x 2.16m)

UPVC double glazed window, coving to ceiling, smoke detector, spotlights, tiled flooring with underfloor heating, understairs storage, oak doors to reception room, kitchen/family room, dining room, WC and stairs to first floor.

WC

7'9 x 2'10 (2.36m x 0.86m)

UPVC double glazed frosted window, dual flush WC, vanity top wash basin with waterfall mixer tap, tiled elevations, spotlights and tiled flooring with underfloor heating.

Reception Room

19'3 x 15'0 (5.87m x 4.57m)

Two central heating radiators, coving to ceiling, three feature wall lights, television point and UPVC double glazed French doors to rear.

Dining Room

14'0 x 12'5 (4.27m x 3.78m)

UPVC double glazed window, coving to ceiling and wood effect laminate flooring with underfloor heating.

Kitchen

25'8 x 15'9 (7.82m x 4.80m)

Two UPVC double glazed windows, coving to ceiling, spotlights, smoke detector, range of wall and base units with granite worktops, stainless steel one and a half bowl inset sink with boiling water mixer tap, integrated electric Neff oven, steam oven, microwave combi oven and warming drawer, five ring induction hob and extractor hood, integrated dishwasher, integrated fridge and freezer, coffee machine, television point, tiled flooring, oak door to utility and UPVC double glazed bi-folding doors to rear.

Utility

8'6 x 7'5 (2.59m x 2.26m)

UPVC double glazed window, range of wall and base units with granite worktops, stainless steel sink and drainer with mixer tap, space for fridge freezer, plumbing for washing machine and dryer, spotlights, smoke detector, extractor fan, tiled flooring with underfloor heating and oak door to double garage.

Double Garage

18'3 x 18'1 (5.56m x 5.51m)

Central heating radiator, Ideal boiler, electric meter, wood effect laminate flooring, two electric up and over garage doors and UPVC double glazed frosted door to rear.

First Floor

Landing

13'10 x 9'9 (4.22m x 2.97m)

Central heating radiator, spotlights, smoke detector, loft access, oak doors to five double bedrooms and family bathroom.

Bedroom One

15'9 x 11'9 (4.80m x 3.58m)

UPVC double glazed window, central heating radiator, spotlights, television point, fitted dresser, open access to walk-in wardrobe and UPVC double glazed French doors to Juliet balcony.

Walk-in Wardrobe

15'9 x 6'1 (4.80m x 1.85m)

Spotlights, fitted wardrobes, wood effect laminate flooring and oak door to en suite.

En Suite

7'8 x 6'11 (2.34m x 2.11m)

UPVC double glazed frosted window, central heated towel rail, vanity top wash basin with waterfall mixer tap, dual flush WC, double direct feed shower enclosed, tiled elevations, spotlights, extractor fan and tiled flooring.

Bedroom Two

14'9 x 10'2 (4.50m x 3.10m)

Central heating radiator, spotlights, television point and oak door to en suite.

En Suite

8'0 x 4'0 (2.44m x 1.22m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basin with waterfall mixer tap, dual flush WC, double direct feed shower enclosed, tiled elevations, spotlights, extractor fan and tiled flooring.

Bedroom Three

17'5 x 12'7 (5.31m x 3.84m)

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

Bedroom Four

11'9 x 10'1 (3.58m x 3.07m)

UPVC double glazed window, central heating radiator and spotlights.

Bedroom Five

10'6 x 10'4 (3.20m x 3.15m)

UPVC double glazed window, central heating radiator and spotlights.

Bathroom

9'10 x 7'8 (3.00m x 2.34m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with waterfall mixer tap, double direct feed shower enclosed, panel bath with waterfall mixer tap, dual flush WC, tiled elevations, spotlights, extractor fan and tiled flooring.

External

Rear

Enclosed garden with artificial lawn, composite decking, paving, power, lighting, apple trees, stone chip bedding areas and tiered garden to brook.

Front

Stone chip areas, off road parking and access to double garage.



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