



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		85	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.



Ludlow Road, Clitheroe, BB7 2RJ

£440,000

AN IMPRESSIVE DETACHED FAMILY HOME WITH SPACIOUS, BEAUTIFULLY STYLED INTERIORS THROUGHOUT

Welcome to Ludlow Road, Clitheroe - a charming location for this stunning detached family home. This property boasts not only two reception rooms but also four spacious bedrooms and two modern bathrooms, making it the ideal space for a growing family.

As you step inside, you'll be greeted by a welcoming entrance hall with an impressive vaulted ceiling to the first floor landing along with tasteful decor that exudes warmth and comfort, creating a welcoming atmosphere throughout. The modern fixtures and fittings in the bathrooms and kitchen add a touch of luxury to this already impressive home.

The real gem of this property is the open plan kitchen/dining room that spans the entire width of the house. With French doors leading out to the garden, this space is perfect for entertaining guests or simply enjoying family meals in the sunshine.

Each of the four bedrooms is generously sized, ensuring that everyone has their own private retreat within this beautiful home. Whether you're looking for a peaceful sanctuary or a vibrant space to host gatherings, this property offers the versatility to cater to all your needs.

Ludlow Road, Clitheroe, BB7 2RJ

£440,000



- Tenure Freehold
- Off Road Parking With Driveway And Access To Garage
- Sought After Area
- Easy Access To Major Commuter Routes
- Council Tax Band F
- Spacious Four Bedroom Detached Property With Viewing Essential
- Open Plan Living Space
- EPC Rating B
- Ideal Family Home Ready To Move Into
- Ample Sized Laid To Lawn Garden And Summerhouse

Ground Floor

Entrance

Composite double glazed frosted door and side window to the hallway.

Hallway

16'6 x 7'10 (5.03m x 2.39m)

Central heating radiator, Velux window, vaulted ceiling to the first floor landing, coving, smoke alarm, Amtico flooring, stairs to the first floor, doors to under stairs storage, WC, reception room and kitchen/diner.

WC

7' x 4'6 (2.13m x 1.37m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, part tiled elevation, Amtico flooring and extractor fan.

Reception Room

18'8 x 13'3 (5.69m x 4.04m)

UPVC double glazed box bay window, central heating radiator, coving, log burning stove with flag hearth and television point.

Kitchen/Diner

33'2 x 10'3 (10.11m x 3.12m)

UPVC double glazed window, two central heating radiators, range of panelled wall and base units, laminate work tops, double oven and microwave in a high rise unit, five ring gas hob, extractor hood, stainless steel splash back, stainless steel one and a half sink and drainer with mixer tap, integrated washing machine, dishwasher, fridge freezer, under unit lighting and plinth lighting, Amtico flooring, two sets of French doors to the rear garden and door to the garage.

Garage

17'10 x 10'5 (5.44m x 3.18m)

Up and over door and a wall mounted boiler.

First Floor

Landing

Doors to four bedrooms, bathroom and airing cupboard.

Bedroom One

20'5 x 10'5 (6.22m x 3.18m)

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

En Suite

10'5 x 4'4 (3.18m x 1.32m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, enclosed direct feed shower, part tiled elevation, spotlights, extractor fan and Amtico flooring.

Bedroom Two

13'1 x 10'1 (3.99m x 3.07m)

UPVC double glazed window and central heating radiator.

Bedroom Three

13'3 x 10' (4.04m x 3.05m)

UPVC double glazed window and central heating radiator.

Bedroom Four

9'11 x 8'9 (3.02m x 2.67m)

UPVC double glazed window and central heating radiator.

Bathroom

9' x 7'8 (2.74m x 2.34m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap and rinse head, enclosed direct feed shower, part tiled elevation, spotlights, extractor fan and Amtico flooring.

External

Rear

Laid to lawn garden, decking, paving and Summerhouse.

Front

Laid to lawn garden, block paved driveway for off road parking for two vehicles leading to a garage with an electrical vehicle charging point.

