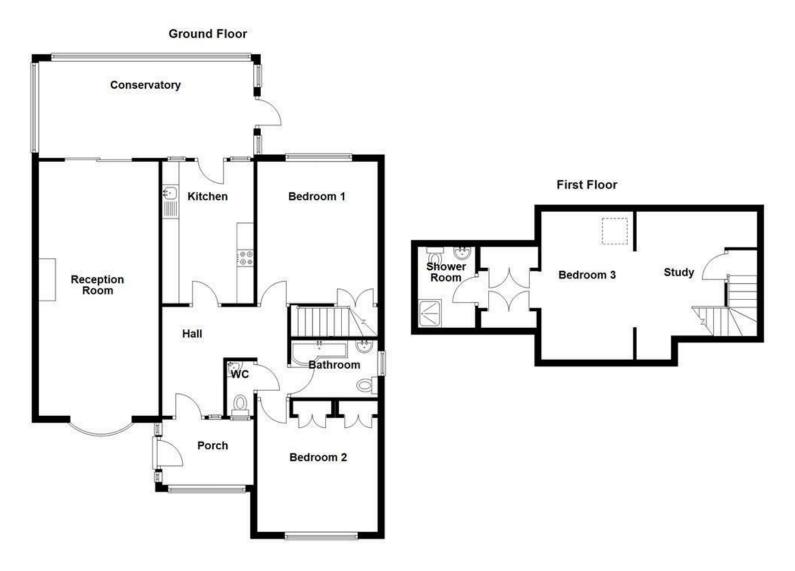
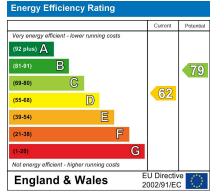
# KEENANS Sales & Lettings





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# Green Drive, Clitheroe, BB7 2BB Offers In Excess Of £390,000

A SPACIOUS THREE BEDROOM DETACHED BUNGALOW

Welcome to Green Drive, Clitheroe - a charming location where this delightful detached bungalow awaits its new owners. Situated on one of Clitheroe's prime streets, this property is in close proximity to the esteemed Clitheroe Royal Grammar School, making it an ideal home for a growing family.

As you step inside, you are greeted by a spacious reception room that offers a warm and inviting atmosphere. With three cosy bedrooms, including two on the ground floor and one on the first floor, there is ample space for a small family or a couple looking to downsize without compromising on comfort.

The peaceful landscaped rear garden, accessible via a large conservatory, provides a tranquil retreat where you can relax and unwind amidst nature.

This bungalow has been well maintained throughout, offering a blank canvas for personalisation to make it truly your own. Whether you envision a modern makeover or prefer to retain its classic charm, the possibilities are endless.

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## Green Drive, Clitheroe, BB7 2BB Offers In Excess Of £390,000















- Tenure Freehold
- Off Road Parking With Block Paved Driveway
- Two Bathrooms
- Easy Access To Major Commuter Routes
- Council Tax Band E
- Spacious Bingalow
- Ideal Property For A Couple Wishing To Downsize Or
   Enviable Garden Space Home For A Small Family
- EPC Rating D
- Three Bedrooms

## **Ground Floor**

## **Entrance**

Composite double glazed frosted door to porch.

#### Porch

8'2 x 6'5 (2.49m x 1.96m)

Central heating radiator, coving, stairs to first floor, doors to two bedrooms, bathroom, WC, cloakroom, kitchen and reception room.

#### **Reception Room**

24'9 x 11'9 (7.54m x 3.58m)

UPVC double glazed bow window, three central heating radiators, coving, living flame gas fire with granite hearth, mantle and surround, UPVC double glazed sliding doors to conservatory.

#### Kitchen

13'10 x 8'10 (4.22m x 2.69m)

Central heating radiator, range of wall and base units, laminate work tops, oven, grill and microwave in a high rise unit, four ring electric hob, tiled splash back and extractor hood, stainless steel sink and drainer with mixer tap, integrated dishwasher, washing machine and fridge freezer, spotlights and UPVC double glazed door to

#### Conservatory

19'7 x 9'4 (5.97m x 2.84m)

UPVC double glazed windows, pitched double glazed roof, storage heater, central heating radiator, wood effect flooring and UPVC double glazed door to rear.

#### **Bedroom One**

13'2 x 11'9 (4.01m x 3.58m)

UPVC double glazed window, central heating radiator, coving and

#### **Bedroom Two**

12'9 x 11'10 (3.89m x 3.61m)

UPVC double glazed window, central heating radiator, coving and

#### **Bathroom**

8'6 x 5'10 (2.59m x 1.78m)

UPVC double glazed frosted window, central heating radiator, low bowl WC, vanity top wash basin with mixer tap, P shaped panelled bath with mixer tap with overhead electric feed shower, extractor fan, spotlights and part tiled elevation.

5'4 x 2'8 (1.63m x 0.81m)

UPVC double glazed frosted window, dual flush WC, pedestal wash basin with mixer tap, part tiled elevation, extractor fan and spotlights.

## First Floor

Small landing leading to the study.

14'4 x 11'9 (4.37m x 3.58m)

#### **Bedroom Three**

14'4 x 8'11 (4.37m x 2.72m)

Velux window, central heating radiator, access through a small walkway which has fitted storage and door leading to the shower

#### **Shower Room**

7'10 x 5'7 (2.39m x 1.70m)

Velux window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, walk in direct feed shower, part tiled elevation,

## **External**

#### Front

Paved off road parking with gravel chip bedding areas and enclosed hedges. Driveway leads to a single garage.

Laid to lawn garden with paving and bedding areas. Outbuilding to the















