



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	79

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## Green Drive, Clitheroe, BB7 2BB

### Offers Around £390,000

A SPACIOUS THREE BEDROOM DETACHED BUNGALOW IN A SOUGHT AFTER AREA

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 and not overlooked this is a property ideal for modernisation and has vast potential. The 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 (designed by an award winning Chelsea Gardener), is 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 Around £390,000



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

### Ground Floor

#### Entrance

Composite double glazed frosted door to porch.

#### Porch

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

UPVC double glazed windows, tiled floor and door to hallway.

#### Hallway

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.

#### 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 fitted wardrobes.

#### Bedroom Two

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

UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

#### 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.

#### WC

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.

#### Study

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

Velux window, central heating radiator and open to bedroom three.

#### 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 room.

#### 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, spotlights and tiled floor.

#### External

#### Front

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

#### Rear

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

