



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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	

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Tintagel Way, Clitheroe, BB7 2RL

£445,000

AN IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOME

Nestled in the charming area of Tintagel Way, Clitheroe, this stunning four-bedroom detached family home offers an ideal blend of space, comfort, and modern living. As you step inside, you are greeted by a generous reception room that sets the tone for the rest of the property. The heart of the home is undoubtedly the contemporary open-plan kitchen and dining room, which is perfect for family gatherings and entertaining guests. This area is complemented by a separate utility room, adding to the practicality of the space.

The property boasts four well-proportioned bedrooms, ensuring ample room for family members or guests. The main bedroom features the added luxury of an en-suite shower room, providing a private retreat for relaxation. With two bathrooms in total, morning routines will be a breeze for the whole family.

Outside, the large rear garden presents a wonderful opportunity for outdoor activities, gardening, or simply enjoying the fresh air. The property also includes a driveway for off-road parking, along with a single garage, ensuring convenience and security for your vehicles.

This home is perfectly suited for families seeking their dream residence in a popular location in Clitheroe. With its spacious layout and modern amenities, it promises a comfortable lifestyle in a welcoming community. Do not miss the chance to make this beautiful property your own.

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Tintagel Way, Clitheroe, BB7 2RL

£445,000

 4  2  1  B

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

Ground Floor

Entrance Hall

15'5 x 8'5 (4.70m x 2.57m)
Composite double glazed frosted front door, central heating radiator, smoke detector, doors leading to WC, reception room, kitchen/dining area, understairs storage and stairs to first floor.

WC

6'3 x 2'8 (1.91m x 0.81m)
Central heating radiator, pedestal wash basin with mixer tap, dual flush WC, partially tiled elevations and vinyl flooring.

Reception Room

21'4 x 12'1 (6.50m x 3.68m)
UPVC double glazed bay windows, two central heating radiators, smoke detector, television point and UPVC double glazed French doors to rear with fitted blinds.

Kitchen/Dining Area

21'4 x 10'10 (6.50m x 3.30m)
Three UPVC double glazed windows, range of wall and base units with Silestone work surfaces and splashback, integrated high rise double electric oven and microwave, five ring induction hob and extractor hood, stainless steel splashback, composite one and a half bowl sink and drainer with mixer tap, integrated fridge and freezer, integrated dishwasher, spotlights, under unit lighting, plinth lighting, Karndean flooring and door to utility.

Utility

7'5 x 5'4 (2.26m x 1.63m)
Range of wall and base units with laminate work surfaces, integrated washing machine/dryer, Karndean flooring and composite double glazed frosted door to rear.

First Floor

Landing

16'9 x 3'3 (5.11m x 0.99m)
Central heating radiator, access to loft via pull down ladder, doors leading to four bedrooms, family bathroom and airing cupboard.

Bedroom One

10'10 x 10'10 (3.30m x 3.30m)
UPVC double glazed window, central heating radiator, fitted wardrobes and door to en suite.

En Suite

8'6 x 5'4 (2.59m x 1.63m)
UPVC double glazed frosted window, central heated towel rail, pedestal wash basin with mixer tap, dual flush WC, direct feed shower enclosed, tiled elevations, spotlights, extractor fan and vinyl flooring.

Bedroom Two

12'2 x 10'6 (3.71m x 3.20m)
UPVC double glazed window and central heating radiator.

Bedroom Three

10'5 x 8'6 (3.18m x 2.59m)
UPVC double glazed window, central heating radiator, television point and fitted wardrobes.

Bedroom Four

10'10 x 7'10 (3.30m x 2.39m)
UPVC double glazed window, central heating radiator and television point.

Bathroom

10'1 x 6'8 (3.07m x 2.03m)
UPVC double glazed frosted window, central heated towel rail, pedestal wash basin with mixer tap, dual flush WC, panel bath with mixer tap and rinse head, direct feed shower enclosed, tiled elevations, spotlights, extractor fan and vinyl flooring.

External

Rear

Enclosed garden with paved patio area, artificial lawn, slate chippings, raised beds, external lighting and external tap.

Front

Paved steps to entrance, stone chippings, block paved driveway and access to garage.

Garage

Power, lighting, leaded windows and up and over garage door.

