

3 ELIZABETH COURT
CLITHEROE
BB7 1FB

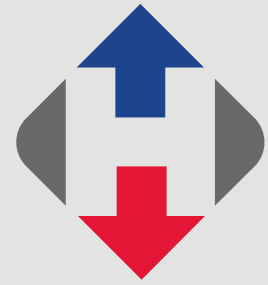
£365,000



- Large detached family home
- 4 double bedrooms, master en-suite
- Living room with bay window
- Kitchen, utility room & conservatory
- Gardens, driveway & garage
- Close to amenities & nature reserve
- Gas CH, solar panels & battery storage
- 118 m2 (1,270 sq ft) approx. plus garage

[honeywell.co.uk](https://www.honeywell.co.uk)

Built circa 2014 and situated on a cul-de-sac with a mixture of detached and semi-detached properties, this good-sized family home enjoys a convenient location with Clitheroe's many amenities around a 10-15 minute walk away whilst also being a stone's throw from Primrose Nature Reserve and countryside walks. The property has been upgraded by the current vendor with the addition of solar panels and battery storage to considerably lower running costs.



Accommodation comprises an entrance hallway, living room with bay window, large dining kitchen with built-in appliances, useful utility room, cloakroom and UPVC conservatory. On the first floor are four double bedrooms, the master with an en-suite shower room, and a separate house bathroom with plumbed shower. The property enjoys gardens to the front and rear with the rear garden not being overlooked and benefits from a driveway leading to an integral garage.

LOCATION: From our sales office travel down Parson Lane and straight over the mini roundabout. Continue along Bawdlands before turning left onto Corporation Street and left again onto Eshton Terrace. Follow the road over the railway crossing and from here take the fourth right turn onto Woone Lane. Follow Woone Lane down, passing the nature reserve on the left hand side before turning right onto Edward Drive and then second right onto Elizabeth Court. Number 3 is on the left hand side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE HALLWAY: With a composite external door, staircase to the first floor landing, Hive wall-mounted thermostat and luxury vinyl flooring

LIVING ROOM: 3.3m x 5.4m (10'11" x 17'10"); with feature bay window, television point, telephone point and luxury vinyl flooring.

DINING KITCHEN: 6.2m x 4.7m (20'4" x 15'3"); with a range of modern fitted base and matching wall storage cupboards with complementary work surface, built-in appliances including oven, grill, dishwasher and fridge-freezer, 4-ring gas hob with a stainless steel extractor hood over, one-and-a-half bowl stainless steel sink unit with drainer, low voltage lighting, luxury vinyl flooring and patio door to:

UPVC CONSERVATORY: 2.2m x 2.9m (7'3" x 9'5"); with full glass roof and dwarf walls, tiled flooring and French doors to the rear of the property.

UTILITY ROOM: 1.5m x 1.8m (4'9" x 5'9"); with base and wall level storage cupboards, Worcester combination central heating boiler, stainless steel sink unit, built-in washing machine, tumble dryer and composite external door to the rear of the property.

CLOAKROOM: 2-piece suite in white comprising a low level w.c. and pedestal wash-hand basin, part-tiled walls.





FIRST FLOOR:

LANDING: With attic access point and built-in storage cupboard.

BEDROOM ONE: 3.3m x 3.5m (10'11" x 11'6"); with built-in wardrobes to 1 wall and television point.

EN-SUITE SHOWER ROOM: 3-piece suite in white comprising a low level w.c., vanity wash-hand basin and a corner shower enclosure with plumbed shower, low voltage lighting, extractor fan, heated stainless steel towel rail and part-tiled walls.

BEDROOM TWO: 3.4m x 3.4m (11'1" x 11'3"); with built-in wardrobes to 1 wall and built-in storage cupboard.

BEDROOM THREE: 2.8m x 3.8m (9'2" x 12'6"); with built-in wardrobes to 1 wall.

BEDROOM FOUR: 2.3m x 3.1m (7'8" x 10'0").

HOUSE BATHROOM: 3-piece suite in white comprising a low level w.c., wash-hand basin and a panelled bath with electric shower over and



vanity screen, majority tiled walls, low voltage lighting, extractor fan and heated stainless steel towel rail.

OUTSIDE: To the front of the property is a lawned garden with flowerbeds, shrubs and a small tree. A stone flagged pathway leads to the front door and a driveway provides off-road parking and leads to an INTEGRAL GARAGE with remote electric roller door, power, light, consumer unit, solar panel equipment and battery.

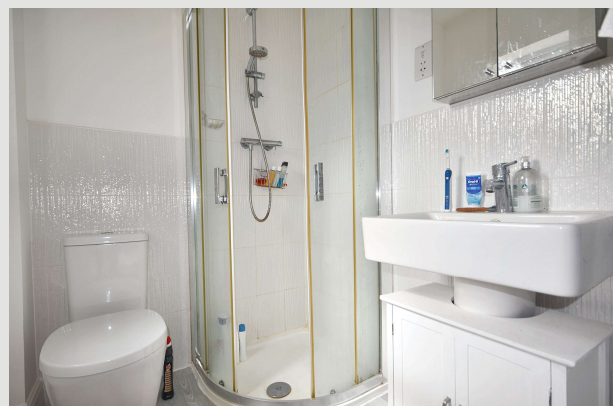
Pathways lead round both sides of the property to a good-sized garden which is half artificial turf and half stone flagged patio. There is a timber storage shed, gravelled areas, raised flowerbeds and shrubs surrounding. The rear garden enjoys a westerly aspect enjoying the afternoon sun.

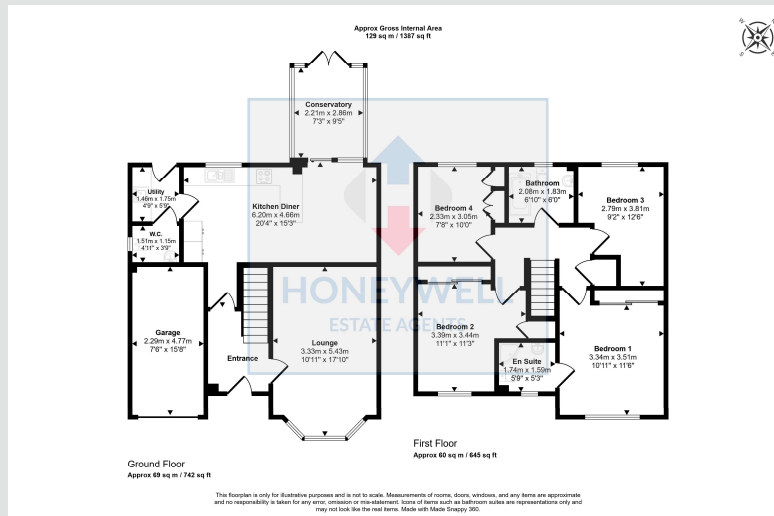
HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames, along with solar panels (3.7kw) and storage battery (5kw hour).

SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND E. EPC: Rating B.

VIEWING: By appointment with our office.





3 Elizabeth Court, Clitheroe, BB7 1FB
MJ/CJ/030925

Selling Your House? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk

HoneywellEstateAgents

HoneywellAgents



honeywell.co.uk

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.