



Westfield Drive, West Bradford, Ribble Valley BB7

Offers Over £270,000



Set within generous, landscaped front, side, and rear gardens, the property enjoys excellent natural light and neutrally finished, contemporary living accommodation. Tastefully modernised by its current owners, it features a brand-new tiled bathroom, new carpets throughout, fitted bedroom furniture, and solar panels, ensuring an efficient and comfortable living environment. A wide block-paved driveway leads to an attached single garage, providing ample off-road parking, with low-walled borders and well-planned garden areas enhancing the property's kerb appeal.

A double-glazed entrance porch with a polycarbonate roof opens into a long and welcoming hallway, lined with useful storage cupboards and giving access to all principal rooms. To the front of the property is a bright and spacious living room, where a large front-facing window fills the room with light, and an inset electric fireplace provides a warm focal point.

The recently completed family bathroom has been finished to an exquisite standard, with contemporary tiling to the floor and walls, a walk-in shower with sleek glass screen, dual-flush WC, a vanity wash basin, and a built-in storage cupboard.

The kitchen is both practical and stylish, fitted with a range of cream base and eye-level units with tiled flooring, a four-ring induction hob with extractor over, electric oven and grill, and an under-counter half fridge. A stainless steel dual-bowl sink sits beneath a window with side garden views.

From the kitchen, an inner hallway provides external access to both the front and rear of the property and internal access into the garage, which is equipped with a remote-controlled electric up-and-over door, power, and lighting.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Council Tax

Band C.



Ground Floor

Main area: approx. 75.7 sq. metres (815.0 sq. feet)
Plus garages, approx. 14.6 sq. metres (157.1 sq. feet)



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12 Westfield Drive

West Bradford, Clitheroe

There are two well-proportioned double bedrooms, each tastefully presented. The principal bedroom benefits from a full wall of fitted wardrobes, while the second bedroom offers a comfortable and versatile space for guests or a home office.

Externally, the gardens have been thoughtfully landscaped for ease of maintenance and year-round enjoyment. The front and side gardens feature paved and gravelled areas interspersed with artificial turf lawns while low-walled borders and paved pathways create a sense of structure and space. The rear garden enjoys a paved patio, raised timber and brick flower beds and artificial turf lawn areas, perfect for relaxing or entertaining.

Westfield Drive is situated within the picturesque village of West Bradford, renowned for its welcoming community, pretty setting, and excellent proximity to Clitheroe and the surrounding Ribble Valley countryside. With its superb condition, landscaped gardens, and potential for further development, this is an ideal opportunity for downsizers or those seeking a low-maintenance home in an enviable location.

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