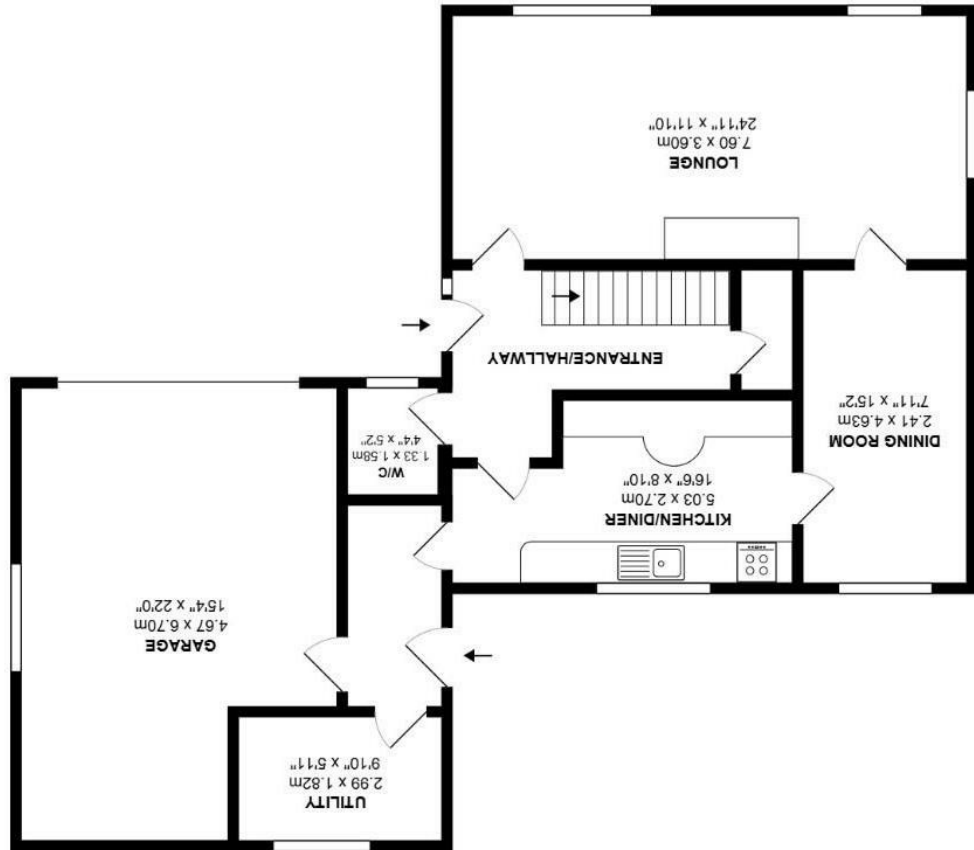
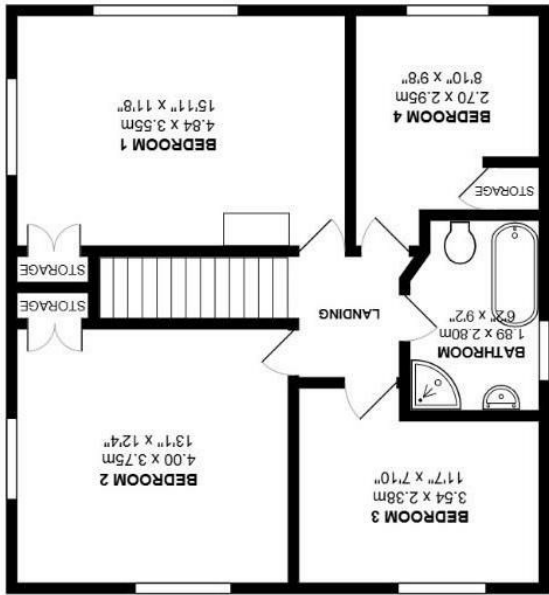




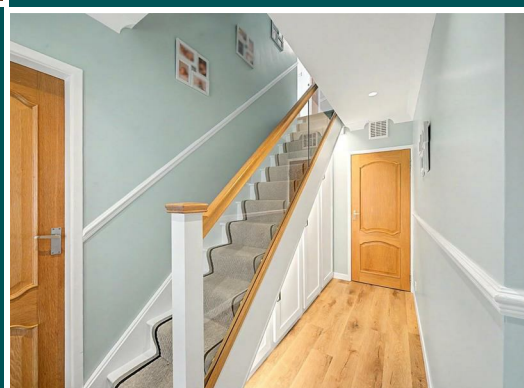
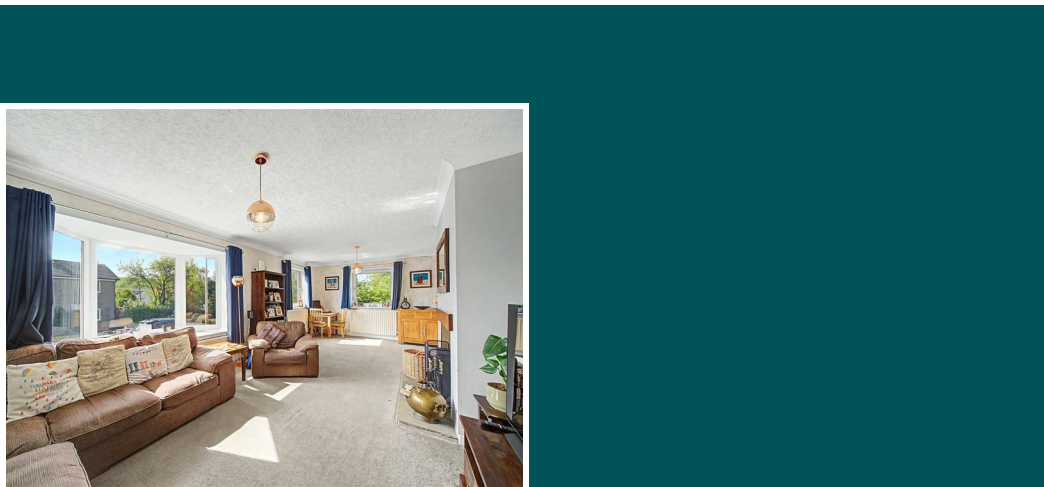
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

TOTAL APPROX FLOOR AREA: 168.5 m<sup>2</sup> ... 1813 ft<sup>2</sup>



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**Price £420,000**



**2 Gorrell Close**

**Newchurch In Pendle  
 BB12 9LZ**

4 1 2 D  
**Council Tax Band: E**



Set in the popular village of Newchurch in Pendle, near Pendle Hill, this modern four-bedroom family home occupies a generous corner plot with open countryside views. Featuring spacious reception rooms, a stylish kitchen/diner, double garage, driveway parking and gardens, it offers ideal rural family living.

### Description

Situated in the highly sought-after village of Newchurch in Pendle, close to the iconic Pendle Hill, this beautifully presented and modern family home enjoys a prime position on a generous corner plot with stunning open views across fields to the rear.

The property offers light-filled and spacious accommodation throughout, ideal for growing families seeking countryside living without compromising on comfort or convenience.

The ground floor welcomes you via an entrance hallway leading into an impressive lounge, complete with a charming log burner that creates a cosy focal point. A separate dining room provides the perfect space for formal entertaining, while the contemporary kitchen/diner is fitted with an integrated hob and oven with microwave above, plus space for a fridge freezer. A useful utility room and ground floor W/C add further practicality. The entrance hallway features a practical built-in storage cupboard, complemented by generous under-stairs storage, providing excellent everyday convenience and organisation.

Upstairs, the property offers four well-proportioned bedrooms. The generous principal bedroom is complemented by three additional bedrooms, ideal for children, guests or home working. A modern family bathroom and additional storage complete the first floor layout.

The main hallway, landing and two of the bedrooms have recently been redecorated, further enhancing the appeal of the property.

Externally, the home continues to impress. A driveway with ample off-road parking leads to a substantial double garage. To the rear, the garden enjoys open countryside views and features a paved patio area, perfect for outdoor dining, alongside a large lawn. A further gravelled seating area to the side enhances the outdoor entertaining space, all benefiting from the privacy and space afforded by the large corner plot.

An ideal family home in a picturesque countryside setting, early viewing is highly recommended.

View more about this property online....

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