



Hilton &
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FOR SALE

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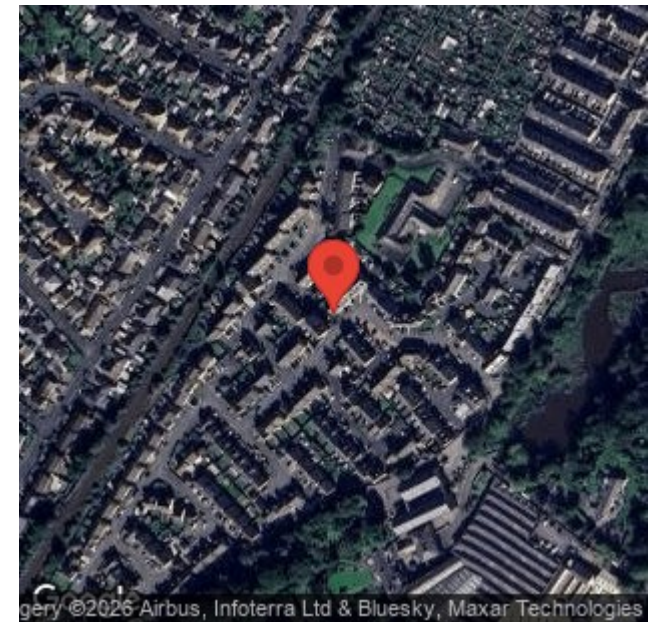
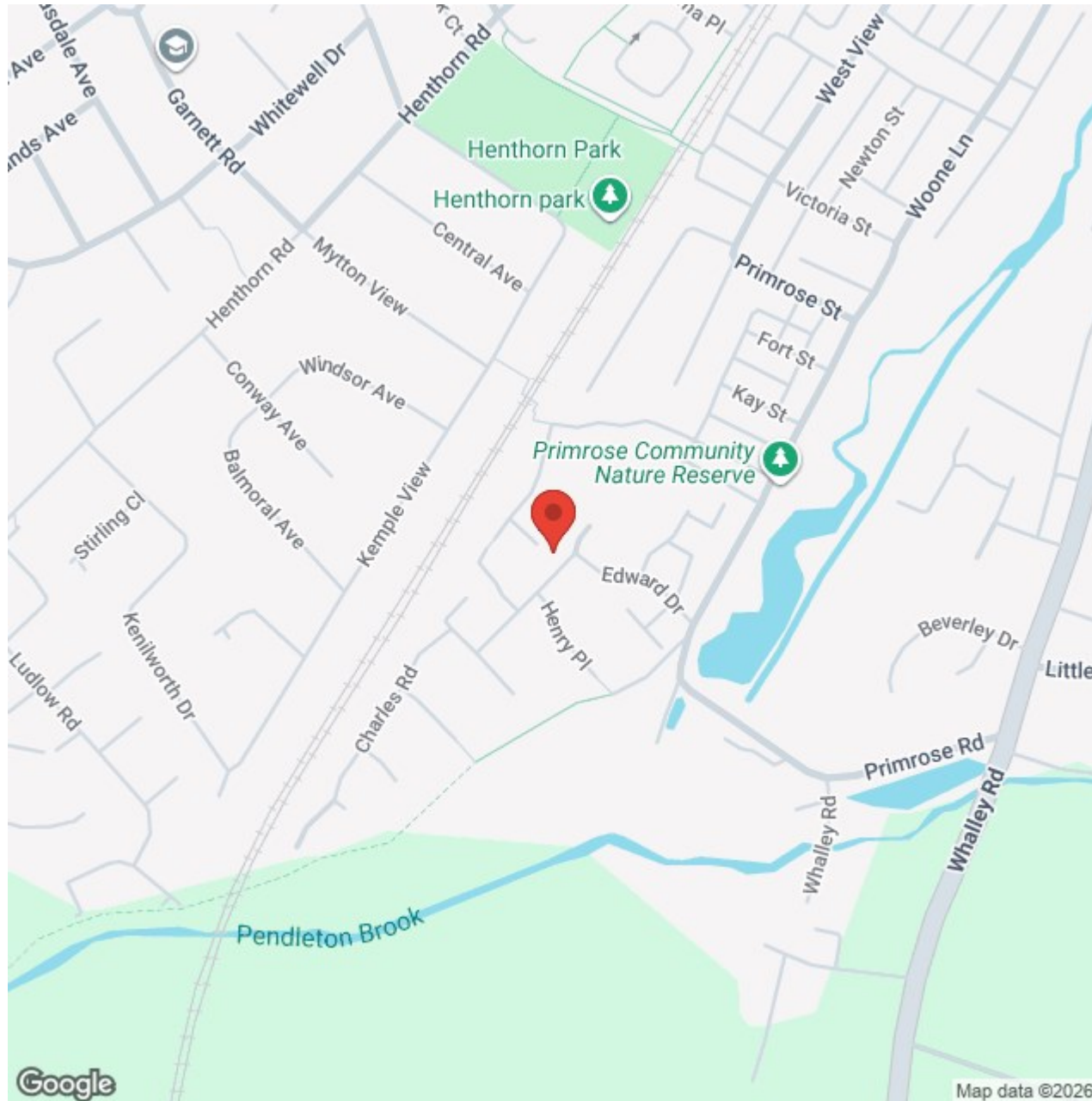
Edward Drive, Clitheroe

Offers Over £325,000

- Immaculately presented four-bedroom end townhouse
- Extended breakfast kitchen and stunning orangery
- Versatile first-floor living room and bedroom four
- Principal bedroom with en-suite and castle views
- South-facing landscaped rear garden
- Driveway parking for two cars and garage

A stunning and immaculately presented four-bedroom end townhouse, occupying a popular position within the Ribble Valley market town of Clitheroe. Arranged over three floors and extended to the rear, the property offers stylish and highly versatile accommodation ideally suited to modern family life. The ground floor includes a welcoming entrance hallway, WC and contemporary breakfast kitchen opening into an impressive orangery with a roof lantern and glazed doors leading out to the garden. The first floor provides a spacious living room, family bathroom and a flexible fourth bedroom which could also be used as a second sitting room, snug or home office. Three further bedrooms are positioned on the second floor, including a superb principal bedroom with fitted wardrobes, en-suite shower room. Externally, the property benefits from driveway parking for two vehicles, an integral garage with power and lighting, and an attractively landscaped south-facing rear garden.







Lancashire

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GROUND FLOOR

ENTRANCE HALLWAY

A bright and welcoming entrance hallway featuring tiled flooring, a staircase rising to the first floor and a useful side window allowing in additional natural light. Internal doors provide access to the ground-floor WC and breakfast kitchen, with the hallway continuing through towards the orangery at the rear.

GROUND FLOOR WC 3'1" x 6'0" (0.96m x 1.83m)

Fitted with a two-piece suite comprising a low-level WC and pedestal wash basin. The room is finished with tiled splashbacks and benefits from a frosted window providing natural light and ventilation.

BREAKFAST KITCHEN 15'9" x 10'1" (4.82m x 3.09m)

A superb contemporary breakfast kitchen fitted with an extensive range of high-gloss wall, base and drawer units, complemented by contrasting wood-effect work surfaces and matching upstands. Integrated appliances include an oven, grill, gas hob with extractor above, fridge freezer and dishwasher, together with a stainless steel sink and drainer. The room provides ample space for informal dining, has tiled flooring throughout and opens directly into the orangery, creating a bright and sociable ground-floor living space.

ORANGERY 13'6" x 8'9" (4.12m x 2.68m)

A stunning extension to the rear, this beautifully appointed orangery provides an exceptional additional reception and dining space, flooded with natural light via the impressive roof lantern and glazed doors opening out onto the south-facing garden. With tiled flooring and ample room for both dining and relaxed seating, this is a superb versatile space ideal for everyday living as well as entertaining.

FIRST FLOOR / LANDING

A bright and spacious first-floor landing with a window providing natural light, a staircase continuing to the second floor and access to the living room, fourth bedroom and family bathroom. The neutral décor and carpeting continue the immaculate presentation found throughout the property.

LIVING ROOM 15'9" x 10'3" (4.81m x 3.14m)

A beautifully presented and generously proportioned first-floor living room positioned to the rear of the property. The room benefits from two windows allowing in plenty of natural light, with ample space for a substantial suite of furniture. Finished in a tasteful neutral style, this is a bright and comfortable principal reception room. Offering stunning views of Clitheroe Castle.

BEDROOM FOUR 8'7" x 9'7" (2.63m x 2.94m)

A well-proportioned double bedroom positioned to the front of the first floor, finished in a bright neutral style and benefiting from a window providing natural light. Currently arranged as a bedroom, the room could also be used as a second sitting room, home office or snug if preferred. This room also enjoys a clear outlook towards Clitheroe Castle.

BATHROOM 8'6" x 5'7" (2.60m x 1.71m)

A modern three-piece bathroom comprising a panelled bath, low-level WC and pedestal wash basin. Finished with tiled splashbacks and wood-effect flooring, the room also benefits from a chrome heated towel rail and extractor fan.

SECOND FLOOR / LANDING

A bright second-floor landing providing access to three bedrooms and the en-suite shower room. The landing is finished with neutral décor and carpeting, and also includes a useful airing cupboard providing additional storage.

BEDROOM ONE 8'5" x 12'8" (2.59m x 3.87m)

A superb principal double bedroom positioned to the front of the second floor, featuring fitted mirrored wardrobes and access to a private en-suite shower room. The room is beautifully presented in a bright neutral style and enjoys a clear outlook towards Clitheroe Castle.

ENSUITE SHOWER ROOM 6'11" x 4'0" (2.13m x 1.22m)

A modern three-piece en-suite comprising a glazed shower enclosure, low-level WC and pedestal wash basin. Finished with contrasting tiled splashbacks and wood-effect flooring, the room also benefits from a chrome heated towel rail and frosted window.

BEDROOM TWO 8'5" x 11'3" (2.59m x 3.44m)

A generous double bedroom positioned to the rear of the second floor, offering ample space for a range of bedroom furniture together with a useful study or dressing area. The room is finished in a bright neutral style and benefits from a window overlooking the rear.

BEDROOM THREE 6'11" x 7'0" (2.13m x 2.15m)

A well-presented single bedroom positioned to the rear of the second floor, currently arranged as a nursery and benefiting from fitted mirrored wardrobes. The room is finished in a bright neutral style and could alternatively be used as a home office or dressing room.

GARAGE 8'11" x 15'9" (2.74m x 4.81m)

An integral single garage accessed via an up-and-over door to the front. The garage benefits from power and lighting and provides useful secure parking or additional storage space.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/edwarddrive-clitheroe>

LOCATION

Situated in the popular Ribble Valley market town of Clitheroe, the property is conveniently positioned within easy reach of the town centre and its excellent range of independent shops, cafés, bars and restaurants. Popular local attractions including Bowland Brewery, Everyman Cinema and The Emporium are all just a short distance away, together with Clitheroe Castle, schools, transport links and surrounding countryside.

PUBLISHING

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PROEPRTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.



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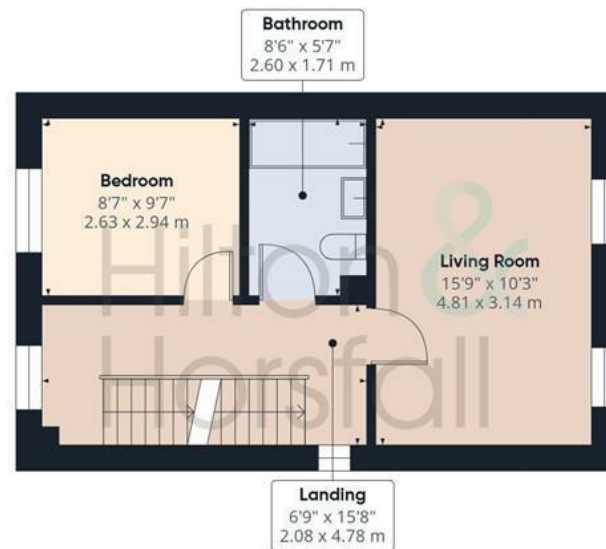


OUTSIDE

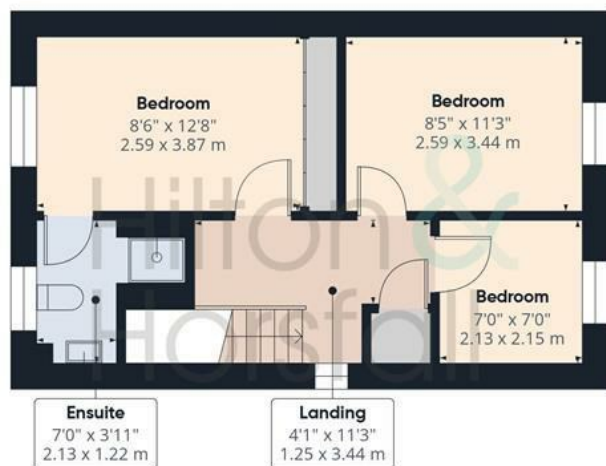
To the front is a driveway providing off-road parking for two vehicles, together with access to the integral garage and a pathway leading to the entrance. Gated access continues around the side of the property to the enclosed south-facing rear garden, which has been attractively landscaped for ease of maintenance with paved seating areas, decorative gravel, raised borders and a variety of mature plants and shrubs. The garden provides an excellent space for outdoor dining, entertaining and relaxing.



Ground Floor



Floor 1



Floor 2



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Approximate total area⁽¹⁾

1270 ft²

117.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. 01282 560024