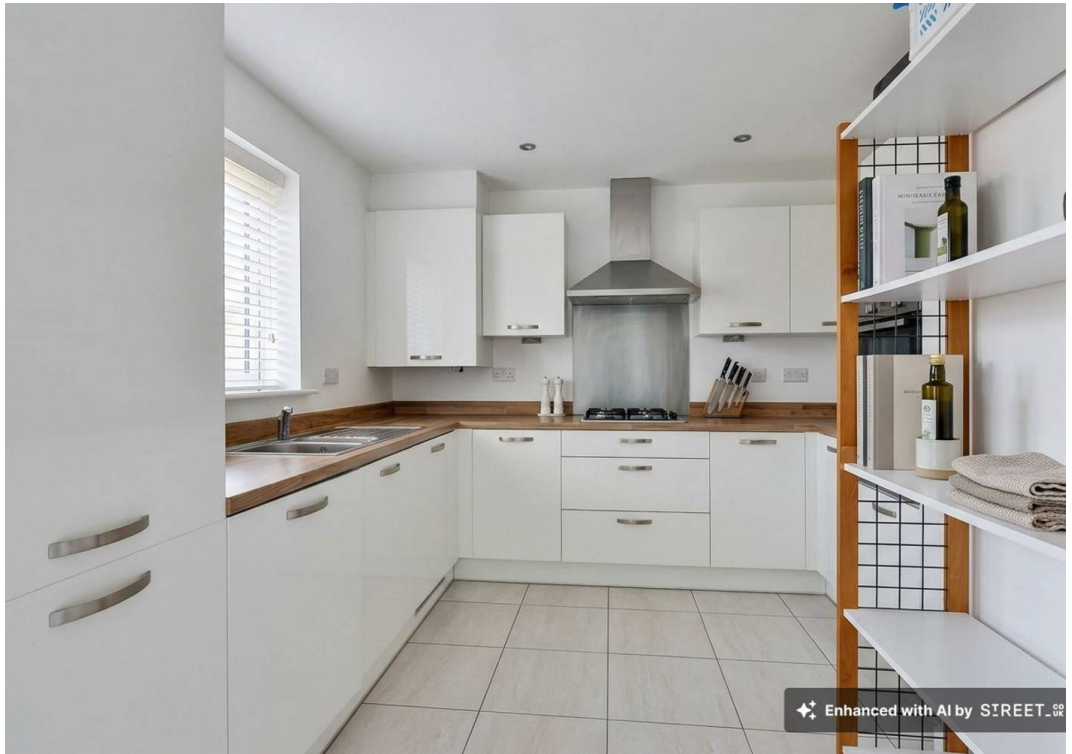




Springbrook, Clitheroe, Ribble Valley BB7
£369,950



An impressive semi-detached true bungalow, constructed in 2020 by acclaimed developer Applethwaite Homes exclusively for the over-55s and occupying a superb position on one of Clitheroe's most sought-after developments. The property has been maintained to an exceptional standard throughout, featuring a contemporary kitchen, stylish family bathroom and en-suite shower room, all complemented by tasteful neutral décor.

Externally, the bungalow features attractive brick-faced and K-Rend elevations and occupies a fabulous, generously sized plot with private borders. Ideally positioned close to Clitheroe town centre, its extensive range of amenities is within easy walking distance, including bus and rail transport links, a medical centre, swimming pool, library, golf club and an excellent selection of recreational facilities. The popular villages of Whalley and Wiswell are also only a short drive away. Clitheroe is surrounded by the beautiful Lancashire countryside, with the Ribble Valley particularly renowned for its thriving café culture, picturesque rural setting and rich heritage, making it one of the region's most desirable places in which to live and visit.

The accommodation comprises an entrance hallway, bedroom two, bedroom one with a three-piece en-suite shower room, dining kitchen, three-piece family bathroom and family lounge. Internally, the property opens into a spacious entrance hallway with a part-glazed composite front door and useful storage cupboard. Bedroom two benefits from a front-facing window, double-panel radiator and carpeted flooring.

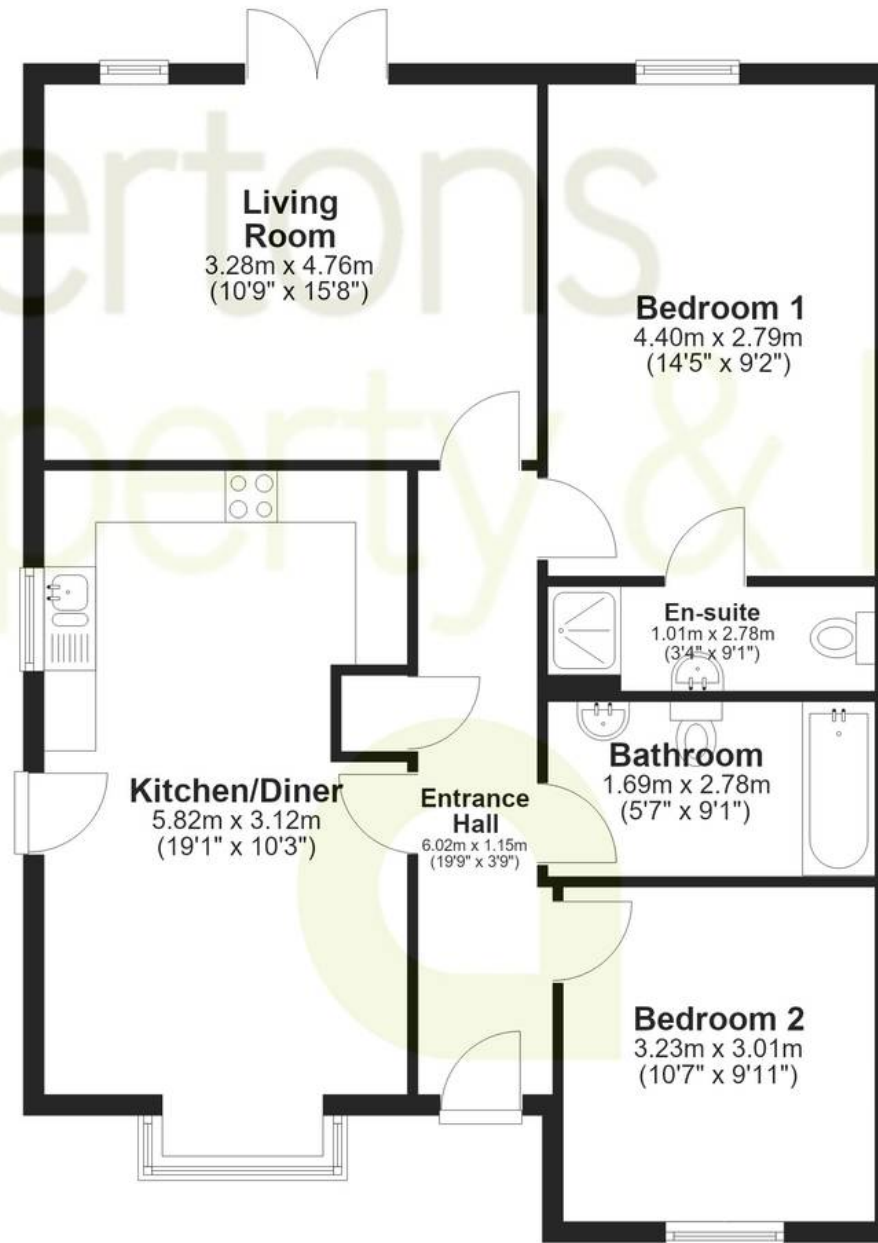
Adjoining bedroom two is the family bathroom, superbly appointed with tiled walls and flooring, a pedestal wash basin, dual-flush WC and panelled bath with mains-fed shower over and glass shower screen.

Across the hallway is the dining kitchen, fitted with an excellent selection of contemporary base and eye-level units. Integrated appliances include a four-ring gas hob with extractor hood, Bosch electric oven, fridge/freezer and dishwasher. Laminate worktops and tiled flooring complete the modern finish, while the wall-mounted Vaillant combi boiler is discreetly housed within a boiler cupboard.



Ground Floor

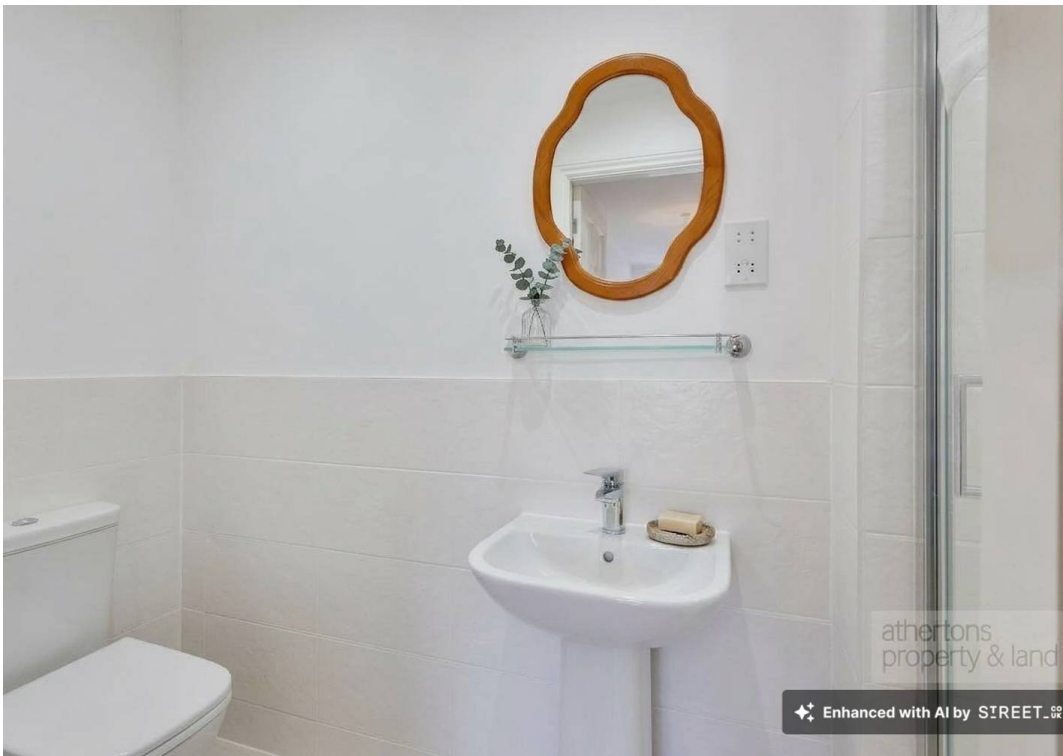
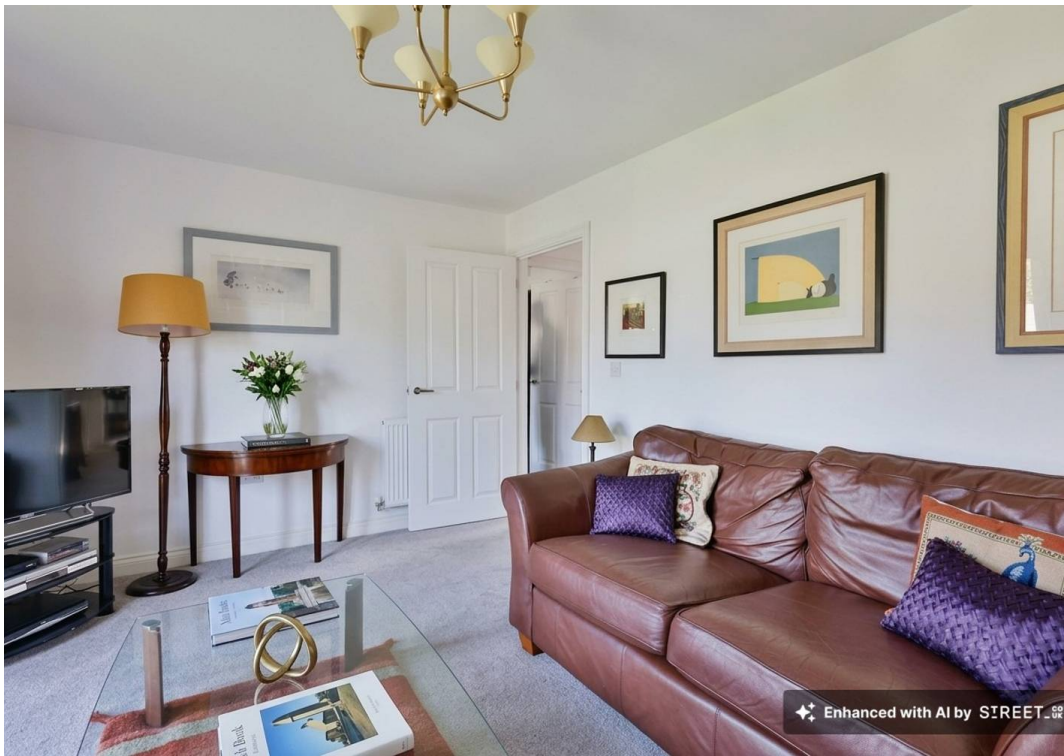
Approx. 74.1 sq. metres (798.1 sq. feet)



Total area: approx. 74.1 sq. metres (798.1 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.
Plan produced using PlanUp.







An external door from the kitchen provides access to the side garden, while there is also ample space to accommodate a dining table in front of the large box bay window to the front.

Positioned towards the rear of the bungalow is the bright and spacious main bedroom, complete with a stylish en-suite shower room comprising a vanity wash basin, dual-flush WC, walk-in rainfall shower with glass screen and tiled floor and walls.

Also situated to the rear is the main lounge, which enjoys an abundance of natural light courtesy of uPVC double-glazed French doors opening directly onto the rear patio area.

Externally, the property is equally impressive and is surrounded by lawned and paved gardens to the front, side and rear. To the front, a private single driveway provides off-road parking for two vehicles, with additional on-street parking available. The rear garden has been meticulously maintained and incorporates a large, sweeping paved patio together with a generous lawned garden area. There is also ample storage space to the side of the property, including a large timber shed.

Early viewing is strongly recommended to fully appreciate the quality, position and setting of this beautiful bungalow.

Services

All mains services are connected.

Tenure

We understand from the owners that the property is Freehold. There is an estate charge of £500 per annum.

Energy Performance Rating

B (83).

Council Tax

Band C.

