



**Honeywell**  
SELECT

# 132 Ribchester Road, Clayton Le Dale

Stunning detached family home

£669,000



- Exceptional plot with distant views
- 4 double bedrooms, master en-suite
- Open-plan living dining kitchen
- Separate lounge, 2 bathrooms
- Large driveway & double garage
- 274 m2 (2,945 sq ft) approx. inc garage

Clitheroe  
Tel 01200 426041

Barrowford  
Tel 01282 698200

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# 132 Ribchester Road Clayton Le Dale

Situated in an excellent-sized plot with garden areas to the front and rear enjoying distant views over the adjoining open fields, this stunning detached family home offers spacious living accommodation throughout.

The highlight of property is the bright and airy open-plan living kitchen area which offers a stunning fitted kitchen, centre island and two sets of patio doors which overlook the rear gardens with distant views beyond. The property benefits from a spacious but cosy separate living room and conservatory, along with a large utility, cloakroom, ground floor double bedroom and shower room. On the first floor are three further double bedrooms, with the master being of exceptional size and enjoying an adjoining storeroom (which has potential to be used as a dressing room) and an en-suite shower room, along with the separate main house bathroom.

The property benefits from a large driveway and turning area leading to an integral double garage.

**LOCATION:** Leave Clitheroe on the A59 bypass and head in the direction of Preston and Blackburn. Continue straight on at the first roundabouts passing the villages of Barrow and Whalley. At the large roundabout take the second exit still on the A59 and follow this road through Copster Green until you reach the next set of traffic lights. Turn left here up the hill onto Ribchester Road and continue for a short while. Number 132 is on the left-hand side of the road shortly before The Bonny Inn and St Peters Church.

**ACCOMMODATION:** (imperial dimensions in brackets: all sizes are approximate):-

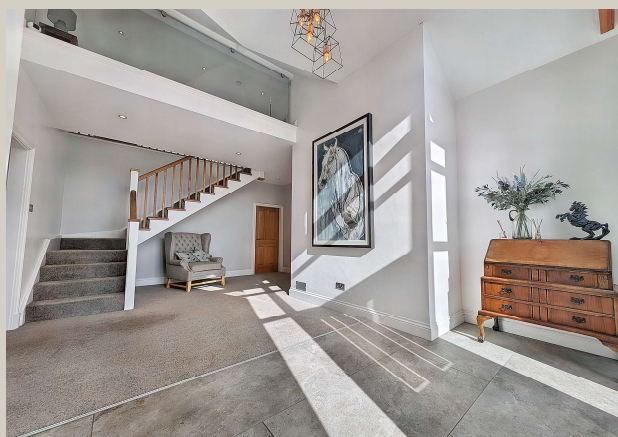
**ENTRANCE HALLWAY:** With composite external door, vaulted ceiling with open beams, part-tiled/part-carpeted floor, staircase to the first floor landing with glass and oak balustrade and low voltage lighting.

**LIVING ROOM:** 3.5m x 6.5m (11'7" x 21'4"); with feature bay window, cosmetic brick fireplace, low voltage lighting, television point and UPVC double doors to:

**GYM/CONSERVATORY:** 3.6m x 3.1m (11'10" x 10'2"); with laminate wood-effect flooring.

**BEDROOM FOUR:** 3.4m x 4.0m (11'3" x 13'3"); with feature bay window.

**BATHROOM:** Modern 3-piece suite in white comprising a vanity wash-hand basin, concealed low level w.c. and a panelled bath with plumbed shower over, vanity screen, heated stainless steel towel rail and part-tiled walls.



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**SUPERB OPEN-PLAN LIVING KITCHEN:**

**Lounge:** 4.2m x 5.0m (13'10" x 16'6"); with UPVC sliding doors, laminate wood-effect flooring and television point, open to:

**Dining Area:** 5.0m x 3.5m (16'3" x 11'5"); with UPVC patio doors and laminate wood effect flooring, open to:

**Kitchen:** 5.1m x 3.4m (16'10" x 11'3"); With a range of modern fitted base and matching wall storage cupboards and matching centre island with solid wood working surfaces, one-and-a-half bowl stainless steel sink unit with mixer tap and a range of built-in appliances including a range style oven with 7 gas burners, dual ovens and plate warmer, built-in combination microwave, built-in dishwasher, built-in fridge-freezer, wine cooler, extractor hood, breakfast bar, part-tiled walls, laminate wood-effect flooring and low voltage lighting.

**INNER HALLWAY:** With integral door to garage.

**UTILITY ROOM:** 3.1m x 3.3m (10'2" x 10'11"); with a range of base and wall level storage cupboards, built-in cupboard with hot water cistern, single drainer stainless steel sink unit, plumbed and drained for an automatic washing machine, ventilated for a tumbler dryer, tiled flooring, tiled splashback and UPVC external door to the rear of the property.

**CLOAKROOM:** 2-piece white suite comprising a low level w.c. and pedestal wash-hand basin, integral garage with power and light points, up-and-over door and overhead storage space.

**FIRST FLOOR:**

**LANDING:** With part-vaulted ceiling, oak and glass balustrade, Velux window and low voltage lighting.



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**MASTER BEDROOM:** 5.0m x 5.2m (16'6" x 17'1"); a spacious, bright room enjoying views to the rear over the surrounding countryside, built-in wardrobes, matching bedside tables and low voltage lighting.

**STORE/DRESSING ROOM:** With further under eaves storage space.

**EN-SUITE SHOWER ROOM:** With a 3-piece suite in white comprising a concealed low level w.c., vanity wash-hand basin and a shower enclosure with plumbed shower, part-tiled walls, low voltage lighting, extractor fan, heated stainless steel towel rail and 2 Velux windows.

**BEDROOM TWO:** 3.6m x 4.8m (11'11" x 15'10"); with low voltage lighting.

**BEDROOM THREE:** 4.2m x 3.8m (13'9" x 12'4"); with low voltage lighting and built-in wardrobes.

**HOUSE BATHROOM:** With a 4-piece white suite comprising a concealed low level w.c., panelled bath, vanity wash-hand basin and corner shower enclosure with plumbed shower, part-tiled walls, laminate wood-effect flooring, low voltage lighting, heated stainless steel towel rail and 2 Velux windows.

**OUTSIDE:** The property is situated on a large plot with a tarmac driveway and turning area leading to the INTEGRAL GARAGE measuring 4.5m x 4.6m (14'11" x 15'2"). There are large lawned front gardens with mature trees and hedgerows surrounding. Pathways lead around both sides of the property to a good-sized, majority lawned rear garden with a large, raised Indian stone flagged L-shaped patio which is elevated over the gardens and enjoys distant rural views of the surrounding area.

**HEATING:** Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout.

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SERVICES: Mains water, electric and gas. Drainage is via a shared septic tank.

TENURE: Freehold.

COUNCIL TAX BAND E.

EPC: The energy efficiency rating of the property is D.

VIEWING: By appointment with our office.



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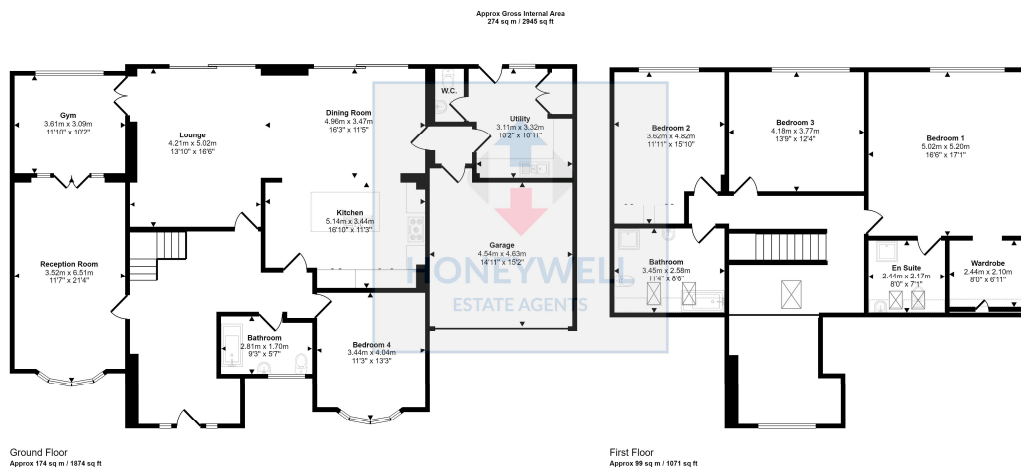
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