18 BELLMAN WAY
CLITHEROE
BB7 4UB

£435,000

HONEYWELL
ESTATE AGENTS



- A stunning modern detached family home
- Four bedrooms, master en suite
- Bright airy living room with bay
- Stunning dining kitchen, utility room
- Corner plot, drive and garage
- Wrap around gardens with open views
- High spec accommodation throughout
- 110 m2 (1,187 sq ft) approx.

A modern high specification family home situated in a particularly sought after development on the east side of Clitheroe, enjoying great access to the town's many amenities and an easy link to the A59 bypass. The property is situated in a stunning position, with wrap around gardens to the side and rear which enjoy a Westerly aspect for the afternoon sun and open space to the rear.

Accommodation comprises an entrance hallway, spacious living room, stunning dining kitchen with French doors onto the gardens, useful utility and cloaksroom, integral garage, four bedrooms, the master with an en suite shower room and a separate house bathroom with a shower.

LOCATION: From our sales office travel down Castle Street and onto York Street, proceeding straight over the roundabout at the end and onto Chatburn Road. Follow the road past the cricket grounds on the left hand side. Continue for a short while before taking a left turn onto Bellman Way. Follow the road to the right and then around to the left. Number 18 is on the right hand side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE HALLWAY: with a composite external door and staircase to the first floor.

LOUNGE: 3.4m x 5.1m (11'0" x 16'7"); with feature square bay window, television and telephone points.

KITCHEN DINER: 5.5m x 2.7m (18'1" x 8'10"); a high spec Leicht German kitchen with a range of modern fitted matching base and wall storage cupboards with complimentary working surfaces and Neff integrated appliances including electric oven and combination microwave, four-ring induction hob with extractor hood over, one and a half bowl stainless steel sink unit, built-in fridge freezer, built-in dishwasher, low voltage lighting, Amtico flooring, understairs storage cupboard, integral door to garage, French doors to the rear garden.

UTILITY ROOM: 1.8m x 1.6m (6'0" x 5'1"); with base level storage cupboards with complimentary working surfaces, Amtico flooring, single drainer stainless steel sink unit, plumbed and drained for an automatic washing machine, space for dryer, composite external door to the side of the property.

CLOAKSROOM: with a two-piece suite in white comprising a low level W.C and wash handbasin, Amtico flooring, extractor fan.

INTEGRAL GARAGE: 2.9m x 5.0m (9'6" x 16'6"); with wall-mounted Worcester Bosch central heating boiler, electric remote up and over door, composite external door to the side of the property, power and lighting points.

FIRST FLOOR:
LANDING:

BEDROOM ONE: 3.4m x 4.0m (11'1" x 13'1"); with feature panelled wall, television point.









ENSUITE SHOWER ROOM: 1.6m x 1.8m (5'3" x 6'0"); with a three-piece suite in white comprising a low level W.C, Laufen vanity wash handbasin, corner shower enclosure with plumbed shower, partially tiled walls, tiled flooring, heated stainless steel towel rail, extractor fan.

BEDROOM TWO: 2.7m x 3.3m (9'0" x 10'10"); with built-in storage cupboard, television point.

BEDROOM THREE: 2.8m x 2.9m (9'3" x 9'8"); with television point.

BEDROOM FOUR: 2.3m x 2.9m (7'6" x 9'6"); with television point.

HOUSE BATHROOM: 2.0m x 1.8m (6'6" x 5'10"); with a three-piece suite in white comprising a low level W.C, wash handbasin, panelled bath with plumbed shower over, rainfall and mixer shower with a glass vanity screen, heated stainless steel towel rail, partially tiled walls, extractor fan, low voltage lighting, tiled flooring.

OUTSIDE: The property is situated in an excellent sized corner plot with a driveway providing off-road parking for two cars leading to the integral garage, lawned front gardens with shrubs and hedgerows and a pathway leading round the side of the property to an excellent sized wrap around rear garden, the majority of which is laid to lawn with raised flowerbeds, additional flowerbeds and shrubs and a timber patio area which is elevated over the surrounding areas and enjoys an open view over the surrounding walkways and woodland. The rear garden has a westerly aspect enjoying the afternoon sun.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout. Solar panels which provide a contribution to the hot water running costs.

SERVICES: Mains water, electricity, gas and drainage are connected.

ESTATE CHARGE: There is an annual estate charge of approximately £400.

COUNCIL TAX BAND E.

EPC: The energy efficient rating for this property is B.
TENURE: Freehold.
VIEWING: By appointment with our office.
SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.

Should you wish to proceed with an offer on this property,we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee of £27 + VAT per person for this service.



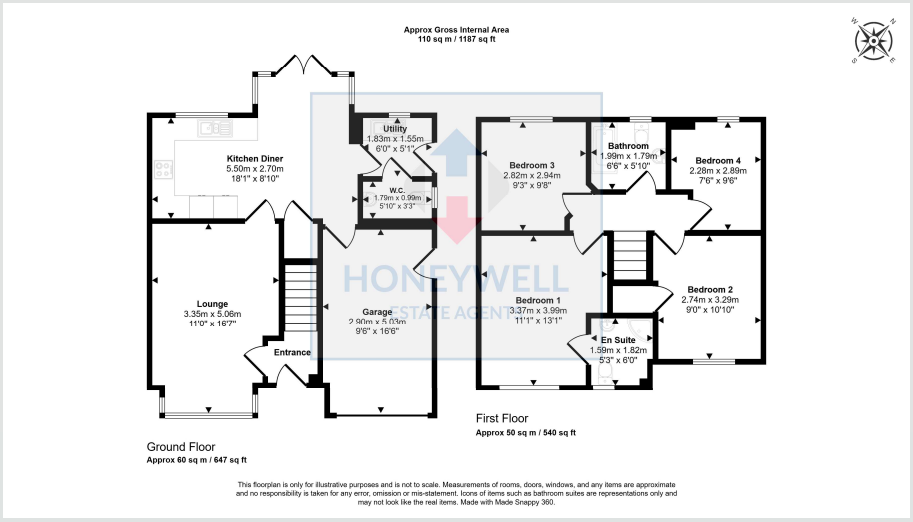












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