52 Park Avenue, Clitheroe

£340,000 Freehold

Spacious 4 bedroom semi-detached dormer bungalow with modern interiors, flexible living, landscaped gardens, garage, and driveway. Prime location near town centre, schools, and train station.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

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This impressive four bedroom semi-detached dormer bungalow offers a superb blend of modern style and flexible living space, ideal for families or those looking to downsize without compromise. Tucked away in a desirable position just off Waddington Road, the property is within walking distance of the town centre, schools, amenities and the train station, making it a highly sought-after location. The extended and well-planned interior is both spacious and versatile, featuring a welcoming spacious lounge, a stunning open plan dining kitchen with modern fittings, and a useful utility room. The conservatory provides an additional relaxing space overlooking the rear garden. There are four flexible bedrooms, and an additional dressing room with office, perfect for home working. The modern bathroom and separate shower room add to the convenience and comfort of this beautifully presented home.

Externally, the property boasts attractive landscaped gardens to both the front and rear. An Indian stone paved driveway provides ample private parking and leads to a single detached garage, which is equipped with an up-and-over door, power, lighting, and a personal side door for easy access. The rear garden featuring a paved pathway, a central lawn with raised planted borders, a mature tree, and a decked patio area ideal for outdoor entertaining or relaxing in the sun. Additional benefits include a timber storage shed and timber fencing surrounding the garden, creating a safe and enclosed space for children or pets. This property offers an opportunity to acquire a stylish, move-in ready home in a prime location, with pleasant outdoor space and excellent amenities close by.

- Excellent Semi-Detached Dormer Bungalow
- Impressive Extended Modern Interior
- 4 Flexible Bedrooms & Dressing Room/Office
- Modern Bathroom & Shower Room
- Attractive Modern Open Plan Dining Kitchen
- Spacious Lounge, Utility & Conservatory
- Garage, Driveway & Landscaped Gardens
- Desirable Position - Walking Distance To Town

Vestibule
External wood door, internal wood glazed door.

Hallway
Internal wood glazed doors to ground floor rooms, feature block glass internal window, panel radiator, recessed spotlighting.

Lounge
Attractive wood style flooring, staircase leading to 1st floor, TV point, panel radiator, uPVC double glazed window, recessed spotlighting.

Bedroom 4/Sitting Room/Study
Versatile room with carpet flooring, uPVC double glazed window, panel radiator, coved cornicing.

Bathroom
Modern white 3-pce suite with panelled bath with electric shower over, vanity basin with cupboard under, low level w.c., chrome ladder style radiator, tiled effect flooring, fully tiled walls, uPVC double glazed frosted window, excellent storage with built in cupboards also housing Baxi combination gas central heating boiler, extractor fan.

Open Plan Dining Room
Karndean wood style flooring, coved cornicing, recessed spotlighting, TV point. open to breakfast kitchen, uPVC french doors to conservatory.

Breakfast Kitchen
Modern white fitted wall, base and drawer units with contrasting granite worktops, upstands and windowsill, sink unit with integral granite drainer and mixer tap, Neff 4-ring gas hob with extractor filter canopy over, eye level electric double double oven and grill, integrated dishwasher, fridge freezer, carousel corner unit, karndean wood style flooring, granite breakfast bar, full length larder unit, recessed spotlighting, vertical panelled radiator, uPVC double glazed window, open plan to dining room.

Conservatory
uPVC double glazed windows and french doors leading to garden and dining room, tiled effect flooring, electric wall heater, private aspects over garden.

Utility
Fitted wall units with solid wood work top, tiled splashback, tiled flooring, plumbing for washing machine, panel radiator, uPVC double glazed window, external stable style wood door to outside.

Landing

Bedroom One
Double bedroom with carpet flooring, uPVC double glazed window with attractive aspects across towards Pendle Hill, recessed spotlighting, coved cornicing.

Dressing Room & Office
Flexible useful room with fitted shelving, drawer units and hanging space, office desk area, recessed spotlighting, carpet flooring, panel radiator, uPVC double glazed window, superb view across towards Pendle Hill.

Shower Room
Modern 3-pce white suite with walk-in double shower enclosure with direct feed rainfall shower, low level w.c., half pedestal wash basin with mixer tap, tiled flooring with electric under floor heating, fully tiled walls, recessed spotlighting, chrome heated towel rail, uPVC double glazed frosted window.

Bedroom Two
Double bedroom with carpet flooring, panel radiator, uPVC double glazed window, fitted wardrobes.

Bedroom Three
Double bedroom with laminate wood style flooring, uPVC double glazed window, panel radiator, built in storage cupboard over stairs.

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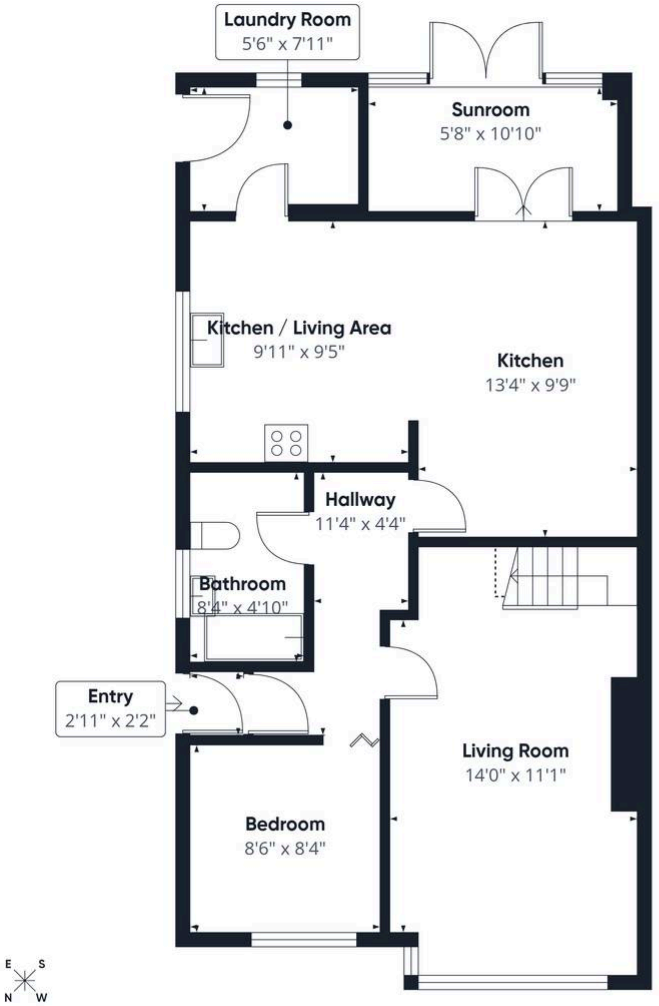

Floor 0

Floor 1

Approximate total area(1)

1116 ft²

Reduced headroom

17 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

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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