

19 HIGHER STANDEN DRIVE
CLITHEROE
BB7 1FT

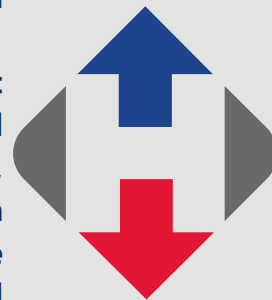
£435,000



- A modern detached family home
- Sought after convenient location
- South facing garden, outlook to front
- Gas CH & UPVC DG
- 2 reception rooms, dining kitchen
- Four bedrooms, master en-suite
- Detached garage and driveway
- 139 m2 (1,491 sq ft) approx. inc. garage

[honeywell.co.uk](https://www.honeywell.co.uk)

A spacious, bright detached family home situated opposite the green on the first phase of the popular Half Penny Meadows estate. The property enjoys an outlook to the front over the green, whilst the rear garden is south facing enjoying the sun all day long. Internal accommodation comprises an entrance hallway and cloakroom, spacious lounge and snug, a modern fitted dining kitchen, with French doors onto the rear gardens and a useful utility room. On the first floor the master bedroom enjoys the outlook over the green and benefits from built-in wardrobes and an en-suite shower room. There are three further bedrooms all with built-in storage and a house bathroom with a plumbed shower. Off road parking for 2-3 cars leads to a detached garage with power and lighting points. In addition to this there is an electric car charger on the driveway.



Clitheroe town centre lies around a 15 minute walk away with a growing host of amenities including shops and services, bars and restaurants along with Clitheroe Castle and its grounds. The train station has a direct link to Manchester city centre, whilst the bus services link to Preston, Blackburn, Burnley and more.

LOCATION: From our town centre office in Clitheroe proceed down Castle Street, turn right off onto Wellgate and follow the road to the bottom. Turn right and immediately left at the mini roundabout. Head up the hill, over the next mini roundabout, before turning right at the next onto Higher Standen Drive and the Half Penny Meadows development. Number 19 is on the left hand side opposite the Green and play area.

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

ENTRANCE HALLWAY: with composite external door, vinyl flooring, staircase to the first floor landing, open understairs storage space and built-in storage space with electric meters.

CLOAKROOM: with a two-piece suite in white comprising a low level W.C and a pedestal handwash basin, half tiled walls.

LOUNGE: 3.6m x 4.8m (11'11" x 15'7"); with television and telephone points, outlook towards the green at the front of the property.

SNUG: 2.6m x 2.8m (8'8" x 9'3"); with vinyl flooring.

KITCHEN DINER: 5.9m x 2.7m (19'2" x 9'0"); with a range of built-in matching base and wall storage cupboards with soft close drawers, a range of appliances including dishwasher, fridge freezer, electric oven and combination microwave, one and a half bowl stainless steel sink unit, four-ring gas hob with extractor hood over and breakfast bar, French doors to the rear of the property.

UTILITY ROOM: 1.6m x 3.0m (5'4" x 10'0"); with base level storage cupboards, one and a half bowl stainless steel sink unit, plumbed and drained for an automatic washing machine, space for tumble dryer, low voltage lighting, housed central





boiler, composite external door to the rear of the property.

FIRST FLOOR:

LANDING: attic access point, built-in storage cupboard housing hot water cylinder.

BEDROOM ONE: 3.7m x 3.6m (12'1" x 11'9"); with built-in wardrobes to one wall, television point.

ENSUITE SHOWER ROOM: 2.2m x 1.4m (7'1" x 4'7"); with a three-piece suite in white comprising a low level W.C, pedestal handwash basin and a corner shower enclosure with plumbed shower, half tiled walls, low voltage lighting, extractor fan.

BEDROOM TWO: 2.7m x 4.0m (8'11" x 13'3"); with built-in wardrobes.

BEDROOM THREE: 2.7m x 2.8m (8'11" x 9'2"); with built-in wardrobes.

BEDROOM FOUR: 2.6m x 1.9m (8'6" x 6'2"); with built-in storage cupboard.

HOUSE BATHROOM: with a three-piece suite in white comprising a low level W.C, pedestal handwash basin and a panelled bath with plumbed shower over and vanity screen, partially tiled walls, extractor fan, low voltage lighting.



OUTSIDE: To the side of the property a tarmacked driveway provides parking for 2-3 cars with an electric car charging point. The driveway leads to a detached garage with up and over door, power and lighting, overhead storage and side personnel door. The rear garden enjoys a southerly aspect and is majority laid to lawn with flagged pathways and an additional stone-flagged large patio area. The front of the property overlooks the green and play area on the development. The righthand side of the property is not overlooked with an area of trees and shrubs.

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

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

COUNCIL TAX BAND E.

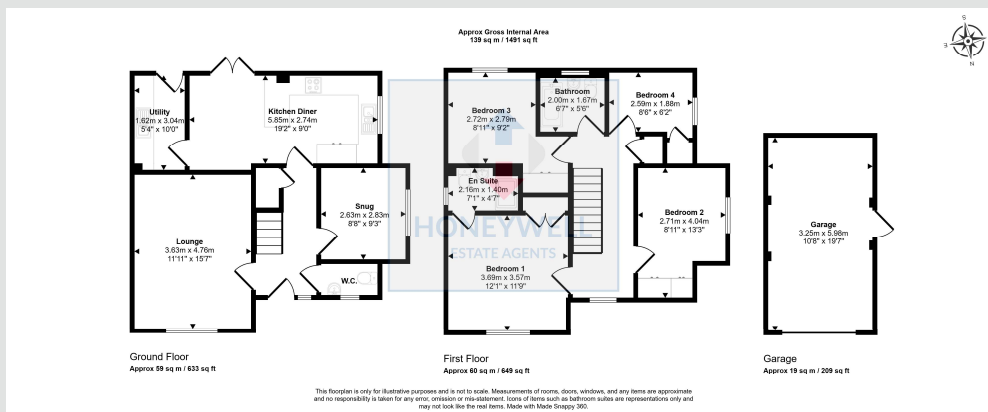
TENURE: Freehold.

EPC: The energy efficiency rating for this property is B.

VIEWING: By appointment with our office.

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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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