



15 Greenfield Avenue, Clitheroe

£399,950 Freehold

Immaculate 4-bed detached in Low Moor with modern kitchen diner, conservatory, en-suite, driveway, garage, and landscaped gardens. Ideal for families or professionals. Prime location.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



This impressive four-bedroom detached home offers a blend of contemporary style, comfort and practicality, perfectly situated in a desirable position on a small new development in the sought-after Low Moor area. Immaculately presented throughout, the property features a welcoming entrance leading to a light and airy front lounge, a modern kitchen diner with quality fittings, and a handy utility room with two-piece cloaks for added convenience. The heart of the home is the excellent conservatory, where bi-fold doors open seamlessly to the garden, creating a wonderful space for relaxation or entertaining. Four well-proportioned bedrooms provide ample accommodation, including a principal suite with a modern en-suite shower room, while the stylish family bathroom serves the remaining bedrooms. This freehold home is ideal for families, professionals or downsizers seeking a premium lifestyle in a vibrant community.

The outside space is equally impressive, with a driveway for two cars, garage and a neatly lawned front garden with planted borders, a mature tree and hedging. To the rear, a beautifully landscaped westerly facing garden enjoys a sunny aspect, largely laid to lawn with established garden and stone pebbled borders, creating an inviting and tranquil outdoor

retreat. An attractive Indian stone flagged patio is perfect for alfresco dining or summer gatherings, while further side areas offer additional storage solutions. Privacy fencing surrounds the garden, ensuring a peaceful and secure environment for children and pets. The property is a standout choice for buyers seeking both style and substance in a prime location.

- Impressive Modern Detached Home
- Beautiful Immaculately Presented Interior
- Attractive Westerly Facing Landscaped Garden & Patio
- 4 Bedrooms, Modern En-suite & Family Bathroom
- Lounge & Excellent Conservatory With Bi-folds
- Desirable Position On Small New Development
- Lawned Front Garden, Double Drive & Garage
- Modern Kitchen Diner, Utility & 2-pce Cloaks
- Freehold; Ideal For Families, Professionals Or Downsizers
- Sought-After Low Moor Area



Entrance Hallway

uPVC double glazed front door, panel radiator, stairs to first floor.

Lounge

Feature log effect electric fire, UPVC double glazed window, panel radiator, TV point, storage cupboard.

Kitchen Diner

Modern grey fitted units with contrasting work tops, tiled splashback, sink drainer unit with mixer tap, integrated dishwasher, electric oven and grill, 4-ring ceramic hob, glass splashback, extractor filter canopy over, tiled flooring, panel radiator, uPVC double glazed window, UPVC double glazed french doors to conservatory.

Utility

Modern grey fitted units, laminate worktops, sink drainer unit with mixer tap, cupboard housing combination gas central heating boiler, plumbing for washing machine, tiled flooring, panel radiator, extractor fan, uPVC double glazed external door.

Cloakroom

Modern 2-pce white suite, pedestal wash basin, low level w.c., panel radiator, tiled flooring, uPVC double glazed window.

Conservatory

An excellent additional space to the property, tiled flooring, uPVC double glazed windows and triple bi-folding doors leading to garden.

Landing

Loft access, storage cupboard.

Bedroom One

Double room, carpet flooring, panel radiator, fitted wardrobe, uPVC double glazed window.

En-suite

Modern 3-pce white suite, shower enclosure with electric shower, pedestal wash basin, low level w.c., panel radiator, tiled flooring, extractor fan, part tiled walls.

Bedroom Two

Double room, carpet flooring, fitted wardrobe, panel radiator, uPVC double glazed window.

Bedroom Three

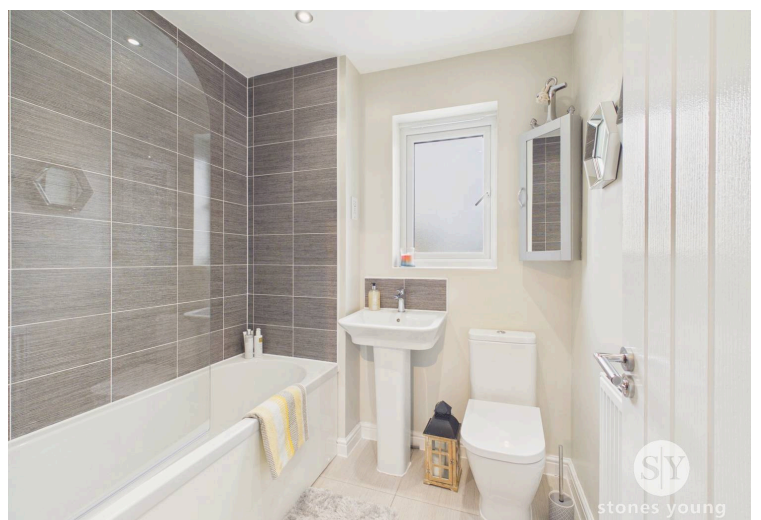
Double room, carpet flooring, panel radiator, uPVC double glazed window, fitted wardrobe.

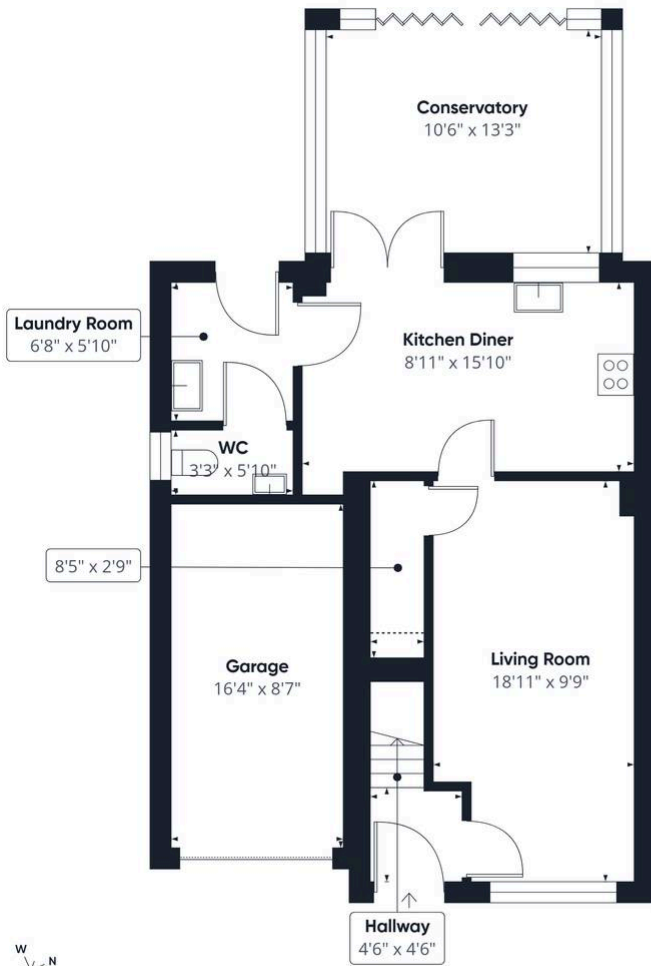
Bedroom Four

Flexible room, carpet flooring, panel radiator, uPVC double glazed window.

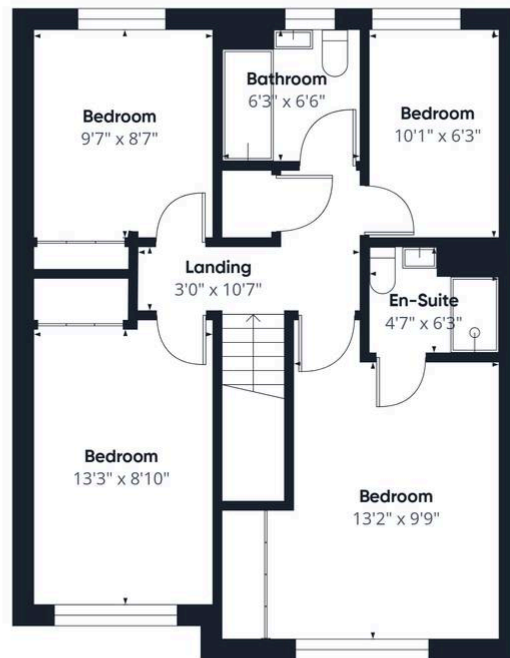
Bathroom

Modern 3-pce white suite, panelled bath, mixer tap and thermostatic shower over, pedestal wash basin, low level w.c., part tiled walls, tiled flooring, uPVC double glazed window, panel radiator, recessed spotlighting, extractor fan.





Floor 0



Floor 1

Approximate total area^m
1302 ft²
Reduced headroom
3 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.

GIRAFFE360