9 DUNSTER GROVE
CLITHEROE
BB7 2QL

£260,000

HONEYWELL
ESTATE AGENTS



- Extended semi detached true bungalow
- Lounge with Smeg gas fire
- Dining kitchen with bi-fold doors
- Two bedrooms & shower room
- Situated in the corner of a cul-de-sac
- Large driveway & detached garage
- Attractive front and rear gardens
- 64 m2 (691 sq ft) approx.

A modern semi-detached true bungalow which has been extended to the rear to provide a fabulous dining kitchen with bi-fold doors opening onto the rear garden. Situated on an attractive plot at the end of a small cul-de-sac the house benefits from a large drive for 5-6 cars, a detached single garage and attractive front and rear gardens. The accommodation comprises a porch, hallway, spacious lounge, dining kitchen with integrated appliances, two bedrooms and a shower room with wet shower area.

Dunster Grove is a small cul-de-sac just off Kemple View, there is a bus service with a stop on Kemple View. Bungalows are in short supply so early viewing is recommended, this property is freehold and offered for sale chain free.

LOCATION: Travelling along Henthorn Road from the direction of the town centre proceed straight on passing the park on the left. Then turn fourth left into Conway Avenue, turn right into Balmoral Avenue and at the T-junction with Kemple View turn right and Dunster Grove is first right.

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

ENTRANCE: through PVC front door into entrance vestibule with meter cupboard and oak-framed glazed door to hallway.

HALLWAY: with a cloak's storage cupboard with hanging space, loft access with fitted loft ladder leading to partly boarded loft and electric light.

LOUNGE: 3.1m x 4.7m (10'2" x 15'3"); with a bow window to the front with outlooks across the front garden, television point and a wall-mounted Smeg gas fire.

EXTENDED KITCHEN DINER: *Kitchen* 3.0m x 3.0m (9'9" x 9'9"); with a fitted range of cream gloss wall and base units with complementary wood-effect laminate work surface and tiled splashback, one and half bowl stainless steel sink unit with mixer tap, integrated Hotpoint double oven, stainless steel four-ring gas hob with matching curved glass and stainless steel extractor canopy over, integrated fridge and freezer, integrated washing machine, Worcester combination central heating boiler concealed inside kitchen wall cupboard. *Dining Area* 2.9m x 2.6m (9'5" x 8'4"); with bi-fold doors with fitted blinds opening onto rear garden, half-glazed door to side driveway, recess spotlighting and laminate flooring.

BEDROOM ONE: 3.1m x 3.9m (10'0" x 12'10"); with outlooks across the rear garden and fitted wardrobes with sliding door.

BEDROOM TWO: 2.8m x 2.9m (9'1" x 9'7"); with outlooks across the front garden.

SHOWER ROOM: 1.7m x 1.9m (5'6" x 6'3"); with a three-piece suite comprising a low suite W.C with pushbutton flush, pedestal wash handbasin with chrome mixer tap, walk-in wet shower area with fitted thermostatic shower, fully tiled walls, recess spotlighting and extractor fan.









OUTSIDE: The property has a lawned front garden with planting borders, a long tarmac driveway providing parking for 5-6 cars leading to single detached garage which measures 18'8" x 9'5" with remote control electrically operated up and over door, personal door to side and electric light and power. There is an enclosed rear garden which has been created with easy maintenance in mind with various stone paved pathways and patios and central circular stone paved patio surrounded by grey slate chippings, timber boundary fence.

HEATING: Gas fired hot water central heating with PVC double glazing.

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

TENURE: Freehold.

COUNCIL TAX BAND C.

FLOOD RISK LEVEL: Surface water – medium, rivers and sea – very low.

VIEWING: By appointment with our office.

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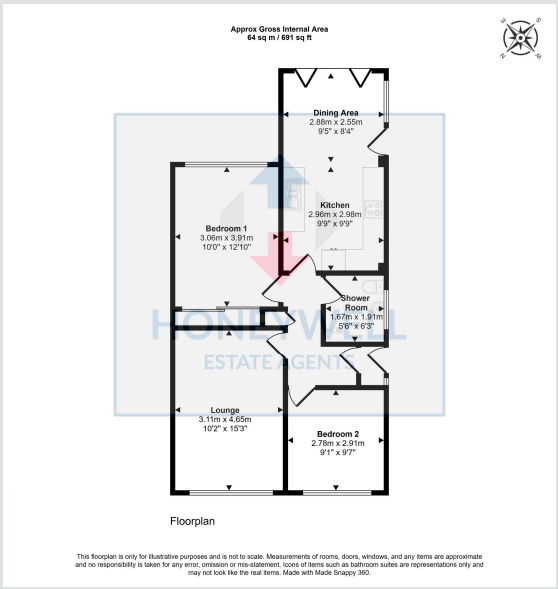












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