





131 Henthorn Road, Clitheroe

£369,950 Freehold

Spacious four-bed semi with modern kitchen, lounge, dining area, conservatory, loft rooms, en-suite, large sunny garden, patio, summerhouse, and driveway for two cars in a sought-after location.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

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This impressive four-bedroom semi-detached home offers a remarkable blend of modern comfort and timeless charm, thoughtfully extended to create a beautifully spacious and light-filled interior. Set on a fantastic plot within a favoured residential position, the property welcomes you with its generous proportions and premium finishes. The ground floor is designed for versatile living, featuring a welcoming lounge and a cosy central sitting room, both enhanced by a striking double-sided stove that serves as a focal point and brings warmth to both spaces. The snug sitting room seamlessly opens to the dining area, creating a sociable atmosphere ideal for entertaining or family gatherings. A modern kitchen, complete with a practical pantry and quality appliances, provides a stylish hub for culinary pursuits, while the adjoining conservatory - with its distinctive feature cladding - offers a tranquil retreat with garden views. Upstairs, four well-appointed bedrooms are complemented by a modern en-suite shower room and a separate family bathroom, ensuring convenience and privacy for everyone. The sizeable and useful loft rooms present versatile options for a home office, playroom or additional storage. Driveway parking for two cars adds everyday practicality to this exceptional home.

- Impressive Extended Mature Semi-Detached Home
- Fantastic Plot with Generous Gardens, Patio & Summerhouse
- Beautiful Spacious Light-Filled Interior
- 4 Bedrooms & Sizeable Useful Loft Rooms
- Modern En-suite Shower Room & Separate Bathroom
- Lounge & Sitting Room - Feature Double Sided Stove
- Snug Sitting Room Open To Dining Area
- Modern Kitchen, Pantry & Appliances; Conservatory With Feature Cladding
- Driveway Parking For 2 Cars; Favoured Residential Position



Entrance Hallway
Composite front door, panel radiator, uPVC double glazed window, staircase to first floor.

Lounge
Feature fireplace with beam and stone flagged hearth with cast iron double sided multi fuel stove, TV point, panel radiator, uPVC double glazed window.

Sitting Room
Wood style flooring, understairs cupboard, feature fireplace, stone flagged hearth and wood beam over, double sided cast iron multi fuel stove, recessed spotlighting, open to extension through to snug and dining area, uPVC double glazed patio doors to conservatory.

Snug & Dining Room
Snug and dining area - with TV point, wood style flooring, panel radiators, uPVC double glazed windows, uPVC double glazed rear door, recessed spotlights.

Kitchen
Attractive modern shaker style kitchen with fitted wall, base and drawer units, laminate work tops, tiled splash back, sink drainer unit with mixer tap, integrated electric oven and grill, 4-ring ceramic hob and extractor filter canopy over, built in dishwasher and fridge freezer, tiled flooring, uPVC double glazed window, door leading to pantry with uPVC double glazed door to outside.

Conservatory
Lovely light and airy room, wood style flooring, attractive modern acoustic wood panelling, uPVC double glazed windows uPVC french doors. Excellent aspects over garden. (Currently being used as a private hair salon, all freestanding items will be removed).

Landing
Spindle balustrade, door and staircase leading to loft room.

Bedroom One
Double room, carpet flooring, panel radiator, uPVC double glazed window, lovely aspects across towards St Paul's Church and distant countryside.

Bedroom Two
Double room, wood style flooring, TV point, panel radiator, uPVC double glazed window, fantastic outlooks across garden and towards Pendle Hill.

Bedroom Three
Small double room, wood style flooring, uPVC double glazed window, panel radiator, TV point.

En-suite Shower Room
Spacious modern 3-pce white, corner shower enclosure with thermostatic rainfall shower and additional shower fitment, panelled walls within, chrome ladder style radiator, pedestal wash basin, low level w.c., wood style flooring, uPVC double glazed window.

Bedroom Four
Wood style flooring, uPVC double glazed window, excellent aspects over garden and views across towards Pendle Hill, panel radiator, built in wardrobes and modern wall units.

Bathroom
White 2-pce suite, panelled bath, pedestal wash basin, chrome ladder style radiator, built in shelving, cupboard housing combination gas central heating boiler, fully tiled walls, uPVC double glazed frosted window.

Separate W.C.
Separate low level w.c., part tiled walls, tiled flooring.

Loft Room
Excellent recently renovated flexible loft room, complete with building regulations in place. Wood spindle balustrade, eaves storage areas, power points and recessed spotlighting, velux window with fantastic elevated views across towards Pendle Hill.

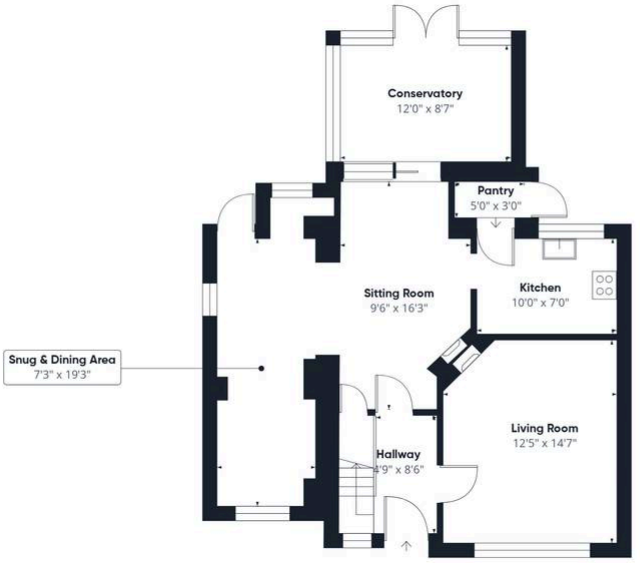

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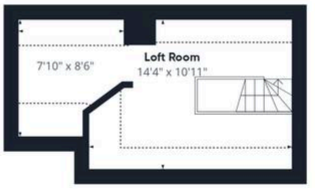

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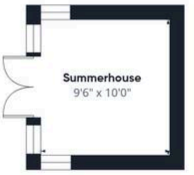
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

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Approximate total area(1)

1554 ft²

Reduced headroom

90 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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