

6 WATERFALL GARDENS
CLITHEROE
BB7 2SE

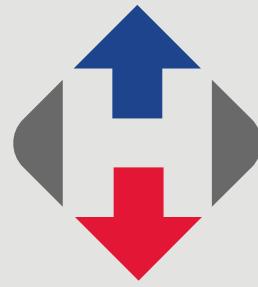
£384,950



- Modern detached family house
- Open land to the front and side
- 4 bedrooms, 1 with en-suite
- Located on a small cul de sac
- Lounge, utility and cloakroom
- Open-plan dining kitchen
- Landscaped rear garden with shed
- 109 m² (1,178 sq ft) approx.

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A modern detached family house situated on this enviable plot at the end of a small cul-de-sac of just 3 houses with open land to the front and side. Built in 2023 by Miller Homes this beautiful house offers bright accommodation with a hallway, lounge, large dining kitchen with French doors opening onto the garden, plus a utility room and 2-piece cloakroom. Upstairs there are 4 bedrooms, the master has an en-suite shower room and there is a 3-piece house bathroom. The cul-de-sac is block paved and leads to the tarmac driveway and garage, there are gardens to the front and side and the rear garden has been landscaped with stone pathways, lawn, circular patio and timber storage shed with power. The property is freehold and has the remainder of the 10-years guarantee. Viewing is recommended.



LOCATION: Travelling down Henthorn Road from Clitheroe town centre, proceed to the end where the road bends to the right and turn left. Then take the first turning on the right into Waterfall Gardens and the house is at the end of the first cul-de-sac on the right.

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

ENTRANCE HALL: through half glazed composite front door. Staircase off to first floor.

LOUNGE: 3.3m x 4.9m (10'10" x 16'0"); with a television point and attractive open outlooks.

KITCHEN DINER: 5.9m x 3.2m (19'3" x 10'5"); large open-plan dining kitchen with a fitted range of dark midnight blue matt wall and base units with complimentary wood effect laminate work surface and matching upstand. Integrated Zanussi electric fan oven, four ring stainless steel gas hob with stainless steel splashback and extractor canopy over. Integrated fridge freezer and dishwasher, one and a half bowl stainless

steel sink unit with mixer tap, understairs storage cupboard, space for dining table and chairs, glazed PVC French doors opening onto rear garden and wood effect LVT flooring.

UTILITY ROOM: with fitted base cupboards with shelf and hanging over, plumbing for washing machine, space for tumble drier, wood effect LVT flooring and door to side access.

CLOAKROOM: with 2-piece white suite comprising low suite W.C with push button flush, pedestal wash hand basin with chrome mixer tap and tiled splashback and LVT wood effect flooring.

FIRST FLOOR:

LANDING:

Loft access and storage cupboard with hanging.

BEDROOM ONE: 4.4m x 2.9m (14'6" x 9'4"); with two windows and attractive outlooks.





ENSUITE SHOWER ROOM: 2.1m x 2.5m (6'11" x 8'4"); with 3-piece white suite comprising low suite W.C with push button flush, wall hung semi pedestal wash hand basin with chrome mixer tap, double shower enclosure with fitted thermostatic shower, part-tiled walls and extractor.

BEDROOM TWO: 3.7m x 2.7m (12'2" x 8'10")

BEDROOM THREE: 3.1m x 2.6m (10'2" x 8'8"); has an over-stairs storage cupboard.

BEDROOM FOUR: 3.7m x 2.7m (12'2" x 8'10")

BATHROOM: 2.0m x 2.2m (6'7" x 7'3"); with a 3-piece white suite comprising low suite W.C, wall hung semi pedestal wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap, part tiled walls, extractor fan.

OUTSIDE: The property is approached by a block paved cul-de-sac leading to a double tarmac driveway providing parking for 2 cars side by side. There is a lawned front garden and a side garden. Access along the side of the house leading to an enclosed landscaped rear garden with stone paved pathways, lawn with planting borders, circular stone paved patio area. Timber storage shed.



GARAGE: With an electric vehicle charger point, wall mounted Baxi Boiler, cold water tap.

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

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

TENURE: Freehold

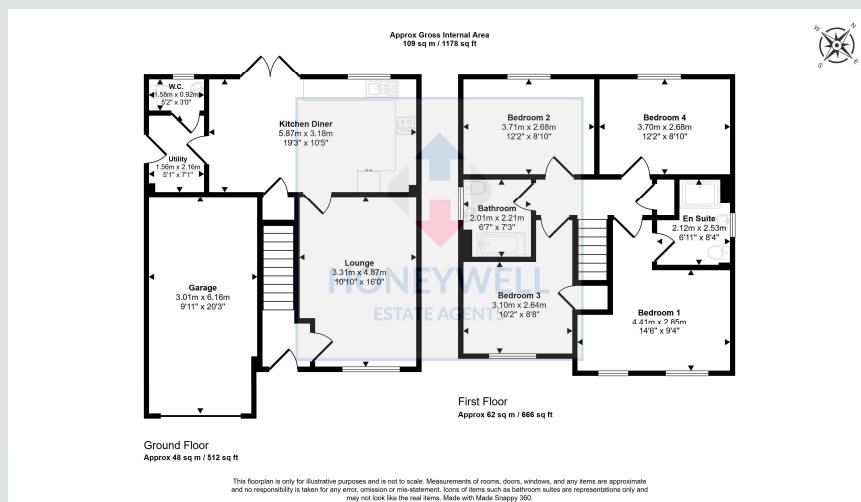
EPC RATING: B

COUNCIL TAX BAND E.

VIEWING: By appointment with our office.

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