



15 Higher Standen Drive, Clitheroe

£310,000 Freehold

Modern 3-bed semi in Halfpenny Meadows with stylish kitchen diner, spacious master bedroom suite, garden, parking for 2 cars, and views over parkland. Close to Clitheroe centre and A59.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



This impressive modern semi-detached home offers spacious and contemporary living arranged over three light-filled floors, ideally situated within the highly sought after 'Halfpenny Meadows' development. The property boasts an attractive interior, featuring a stylish modern kitchen diner equipped with integrated appliances and ample space for family dining with convenient cloakroom. The rear lounge provides a relaxing setting with views over the private garden, perfect for both every-day living and entertaining. Upstairs, there are three well-proportioned bedrooms, including a stunning master suite occupying the entire top floor, complete with a modern en-suite shower room. The first floor also features a sleek family bathroom, while the overall layout ensures flexibility for growing families or those seeking a home office. With double glazing and gas central heating throughout, this modern home combines comfort and efficiency. The property is perfectly positioned for easy access to the A59 and walking distance to Clitheroe town centre, and benefits from a striking outlook across the adjacent park and green area, offering a sense of space and privacy.

The outside space is equally impressive, beginning with an attractive open front porch creating a welcoming

first impression. A tarmac side driveway provides parking for two cars, ensuring ample off-road parking for residents and visitors alike. The property enjoys stunning front aspects across the small park and green grassy area, creating a lovely open feel. To the rear, a secure gate leads to a well maintained lawned garden with a desirable south-east orientation, allowing for plenty of natural sunlight throughout the day. A stone paved patio area provides an ideal spot for outdoor dining or relaxing, complemented by attractive planted borders. The enclosed garden offers a safe and tranquil retreat for families, children, or pets, and an ideal setting for summer gatherings. This property is a lovely opportunity to enjoy modern living in a prime location.

- Impressive Modern Semi-Detached Home
- Attractive Light Filled Interior Over 3 Floors
- Excellent Modern Kitchen Diner & Rear Lounge
- 3 Bedrooms With Stunning Master Bedroom & En-suite to 2nd Floor
- Modern Family Bathroom & 2-pce Cloaks
- Stunning Position Overlooking Park and Green Area
- Driveway Parking for 2 Cars
- Sunny Aspect Garden & Patio Area
- Situated on Highly Sought After 'Halfpenny Meadows'
- Easy Access to the A59 and Clitheroe Town Centre



Entrance Hall

uPVC double glazed external door, herringbone wood style Karndean flooring, storage cupboard, panel radiator, staircase to 1st floor.

Dining/Kitchen

Modern shaker style fitted wall and base units, contrasting worktops, built in 4-ring gas hob, electric oven with glass splash back and canopy extractor filter over, cupboard housing gas combination boiler, integrated dishwasher, fridge freezer and washing machine, sink drainer unit with mixer tap, uPVC double glazed window with attractive outlooks across park area, plinth spotlighting, herringbone wood style Karndean flooring, Panel radiator, recessed spotlights, extractor fan, under stairs area.

Cloakroom

Modern 2-pce white suite , pedestal wash basin, panel radiator, low level w.c., herringbone wood style karndean flooring, part tiled walls, extractor fan.

Lounge

uPVC double glazed french door and glazed surround leading to garden, TV point, panel radiator.

Landing

uPVC double glazed windows, panel radiators, spindle balustrade, door and staircase leading to 2nd floor, carpet flooring.

Bedroom 2

Spacious double bedroom, fitted wardrobes, storage cupboard, double glazed uPVC window, panel radiator, feature panel wall, carpet flooring.

Bedroom 3

uPVC double glazed window looking onto park woodland area, panel radiator, feature panelled wall, carpet flooring.

Bathroom

Modern 3-pce white suite, with pedestal wash basin, low level w.c., panelled bath, part tiled walls, Karndean tiled flooring, chrome heated towel rail, recessed spotlights, extractor fan.

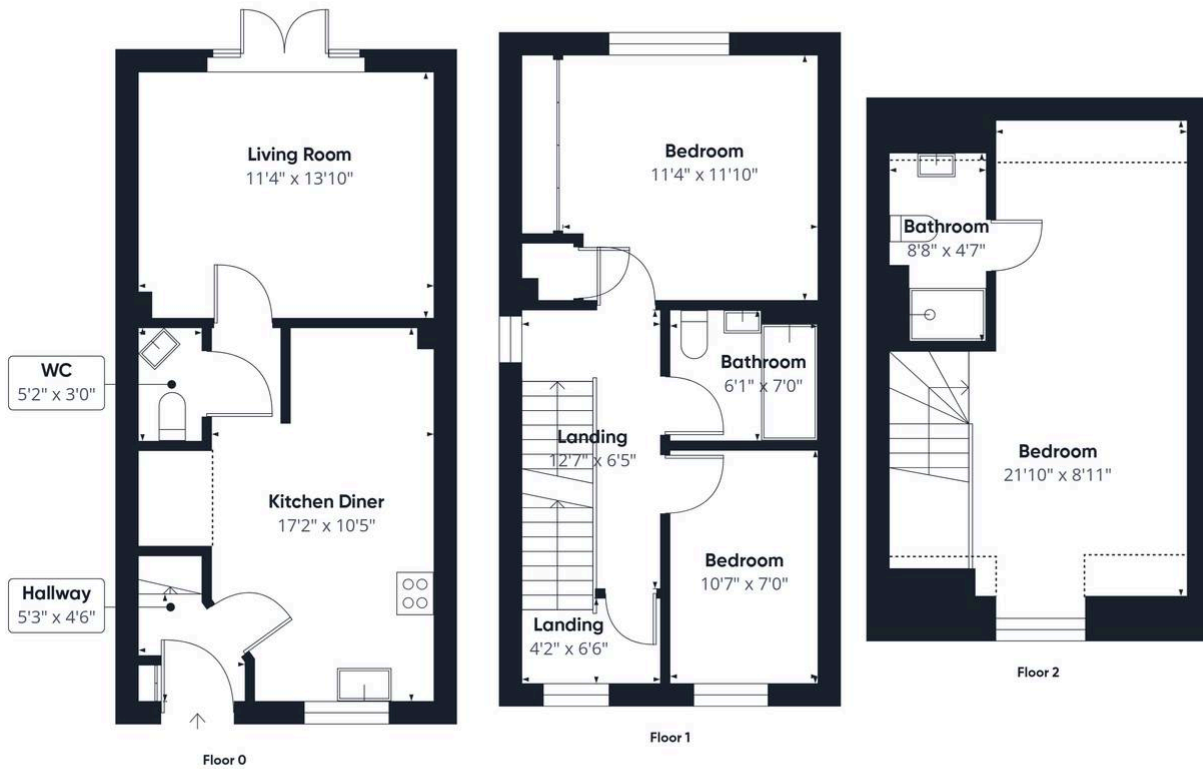
Second Floor Staircase**Bedroom 1**

Spacious double master bedroom with pitched ceiling, wood spindle balustrade, carpet flooring, velux window to rear, uPVC double glazed window to front with lovely outlooks, panel radiator, storage into eaves, wall light points, modern flitted wardrobes and drawers, TV point.

En Suite Shower Room

Modern 3-pce white suite, pedestal wash basin, low level w.c., double shower enclosure with electric shower, chrome heated towel rail, part tiled walls, karndean tiled flooring, velux window, recessed spot lighting, extractor fan.





Approximate total area^m
991 ft²
Reduced headroom
41 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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