

Waterfall Gardens, Clitheroe, BB7 2SE

Offers Over £280,000

AN EXCEPTIONAL FAMILY HOME

Nestled in the picturesque Waterfall Gardens of Clitheroe, this exceptional semi-detached family home is a remarkable new build completed in 2023. Set back within a highly sought-after estate, the property boasts stunning panoramic views of the enchanting Pendle Hill and the historic Clitheroe Castle. Nature enthusiasts will appreciate the proximity to delightful countryside walks and the charming Edisford Bridge, all just moments away from the vibrant market town.

The home features a practical and private layout, beginning with a welcoming hallway that leads to a spacious lounge, perfect for family gatherings. The open-plan kitchen diner is designed for modern living, providing an ideal space for entertaining and daily family life. Upstairs, you will find three generously sized bedrooms, including a main bedroom with an en suite, alongside a well-appointed family bathroom.

One of the standout features of this property is the enviable south-facing garden, which offers a peaceful retreat and is not overlooked, providing a complete blank canvas for any potential buyer to personalise to their taste. The property has been presented and maintained to the highest standard, showcasing immaculate presentation and contemporary fixtures and fittings throughout. Additionally, the added driveway enhances convenience for family living.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Exceptional Semi Detached Property
- Modern Fitted Dining Kitchen
- Off Road Parking
- EPC Rating B
- Three Bedrooms
- Stunning Panoramic Views of Pendle Hill
- Tenure Freehold
- Two Bathrooms
- South-Facing Rear Garden
- Council Tax Band C

Ground Floor

Entrance Hall

15'4 x 5'10 (4.67m x 1.78m)

Composite double glazed frosted front door, central heating radiator, smoke detector, under stairs storage, wood effect lino flooring, doors leading to reception room, kitchen/dining area, WC and stairs to first floor.

WC

5'5 x 2'11 (1.65m x 0.89m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, wood panel beading, extractor fan and wood effect lino flooring.

Reception Room

15'4 x 12'7 (4.67m x 3.84m)

UPVC double glazed box window, UPVC double glazed window, central heating radiator, wood panel beading and television point.

Kitchen/Dining Area

15'4 x 11'4 (4.67m x 3.45m)

Two UPVC double glazed windows, central heating radiator, range of matte wall and base units with wood effect work surfaces, composite one and a half bowl sink and drainer with mixer tap, integrated oven with four ring induction hob and extractor hood, integrated fridge freezer, integrated washing machine, plumbing for dishwasher, spotlights, wood effect lino flooring and UPVC double glazed French doors to rear.

First Floor

Landing

9'4 x 8'10 (2.84m x 2.69m)

Access to partially boarded loft, doors leading to three bedrooms and bathroom.

Bedroom One

11'1 x 9'9 (3.38m x 2.97m)

UPVC double glazed window, central heating radiator and door to en suite.

En Suite

9'0 x 4'0 (2.74m x 1.22m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, double direct feed shower enclosed, tiled elevations, extractor fan and lino flooring.

Bedroom Two

11'5 x 8'5 (3.48m x 2.57m)

Two UPVC double glazed windows and central heating radiator.

Bedroom Three

11'4 x 6'7 (3.45m x 2.01m)

UPVC double glazed window, central heating radiator and wood panelled elevation.

Bathroom

6'6 x 6'3 (1.98m x 1.91m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, panel bath with mixer tap, tiled elevations, spotlights, extractor fan and lino flooring.

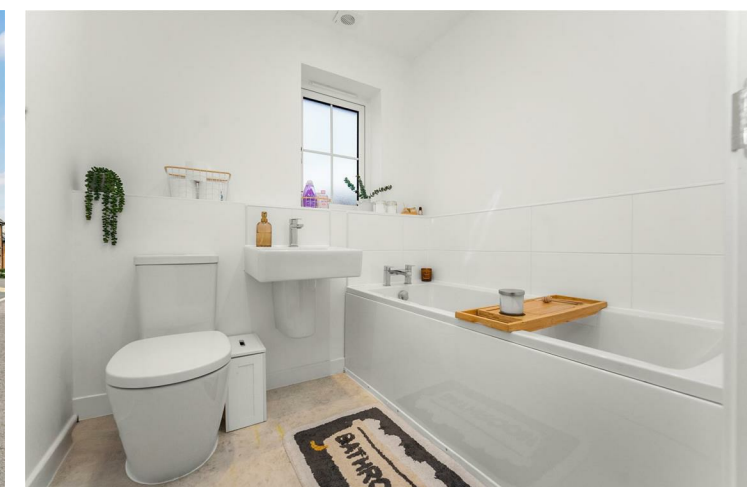
External

Rear

Enclosed laid to lawn garden with paving, bedding and stone chippings.

Front

Tarmac driveway.



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