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# 5 Primrose Road, Clitheroe

Spacious modern detached family home  
£625,000



- 5 bedrooms, one with en-suite
- 2 separate reception rooms
- Large open-plan dining kitchen
- Ample parking and double garage
- Southeast facing rear garden adjoining brook
- Quality Villeroy and Boch bathrooms
- 2,030 sq ft) approx. plus garage

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# 5 Primrose Road Clitheroe

A spacious modern detached house which offers fantastic family accommodation with 5 bedrooms, 2 separate reception rooms and a large open plan dining kitchen with Bi-fold doors opening onto the garden. Built by Beck Homes in 2014 this attractive house has a large gravel driveway to the front providing ample parking and turning, there is a detached double garage with electric garage doors, a private courtyard patio to the front and a lovely south east facing rear garden which extends down to Pendleton Brook with outlooks through the trees towards an open field. The house has bright modern accommodation which is tastefully decorated and benefits from quality fittings with the kitchen having quartz work-surfaces and Siemens Appliances, Amtico flooring and all the bathrooms have Villeroy and Boch sanitaryware. Upstairs there are five spacious bedrooms, the master suite has French door with Juliet Balcony, a walk-in wardrobe and dressing room leading to the en-suite shower room, the house bathroom has a 4-piece suite with separate shower. Viewing is essential to appreciate this house.

**LOCATION:** On entering Clitheroe from the Whalley/Barrow direction along Whalley Road, take the first turning on the left into Primrose Road and the house is on the left after around 100 yards.

**ACCOMMODATION:** (imperial dimensions in brackets: all sizes are approximate):-

**ENTRANCE:** through composite front door leading to hallway with staircase off to first floor with oak spindles and balustrade, understairs storage cupboard, recess spot lighting and wood-plank effect Amtico flooring.

**CLOAKROOM:** 2-piece Villeroy & Boch suite comprising wall-hung low suite W.C with push button flush and concealed cistern and wall-hung vanity basin with chrome mixer tap, tiled walls to dado height, recess spotlighting, extractor fan, chrome heated ladder-style towel rail and Amtico flooring.

**SITTING ROOM or DINING ROOM:** 3.5m x 3.7m (11'6" x 12'0"); with wood-plank effect contemporary Amtico flooring.

**LOUNGE:** 5.8m x 4.5m (19'0" x 14'9"); spacious lounge with PVC French doors with picture window to either side opening on to rear garden, television point, Rako zoned recess spot lighting system and electric blind.



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**SPACIOUS OPEN-PLAN KITCHEN DINER:** 4.6m x 7.6m (15'3" x 24'11"); **Kitchen Area:** with a modern, contemporary range of gloss wall and base units with complimentary quartz work surface and upstand, built-under one-and-a-half bowl stainless sink unit with chrome mixer tap and draining board carved into the quartz. integrated Siemens electric fan oven, integrated Siemens microwave combination oven with plate warming drawer, 4 ring induction hob with extractor over, integrated fridge freezer and dishwasher, wine chiller, breakfast bar. **Living Dining Area:** with recess spot lighting, television point, modern contemporary wood-effect Amtico flooring and bi-fold doors overlooking the rear garden and opening onto decked patio area.

**UTILITY ROOM:** 1.7m x 2.4m (5'6" x 7'10"); with a fitted range of gloss units with complimentary quartz work surface and matching upstand, stainless steel sink unit with chrome mixer tap, central heating boiler concealed inside kitchen cupboard, plumbed for washing machine, space for tumble drier, door to side access, recess spot lighting and Amtico flooring.

#### FIRST FLOOR:

**SPACIOUS LANDING:** with oak spindles and balustrade, recess spot lighting, loft access and over stairs cylinder cupboard.

**BEDROOM ONE:** 4.7m x 3.5m (15'5" x 11'4"); with French doors and Juliet balcony with window to either side with excellent views across the rear garden to open field, television point, recessed spot lighting, walk-in storage cupboard with hanging rail, dressing room with built-in hanging and shelving leading to:

**EN-SUITE SHOWER ROOM:** with 3-piece Villeroy & Boch suite comprising wall-hung vanity wash-hand basin with chrome mixer tap, storage drawers under and large mirror over, wall-hung W.C with concealed cistern and push button flush, double shower enclosure with fitted Hansgrohe thermostatic shower, fully-tiled walls, tiled floor, chrome heated ladder style towel rail, recess spot lighting and extractor.

**BEDROOM TWO:** 2.5m x 5.3m (8'3" x 17'3"); with attractive views.



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BEDROOM THREE: 3.1m x 4.4m (10'1" x 14'4"): with attractive views.

BEDROOM FOUR: 3.5m x 3.0m (11'6" x 9'9").

BEDROOM FIVE: 3.0m x 3.2m (9'11" x 10'5").

BATHROOM: 4-piece Villeroy & Boch suite comprising wall-hung W.C with concealed cistern and push button flush, wall-hung vanity unit with chrome mixer tap, storage drawer under and vanity mirror over, panelled bath with chrome mixer tap and double shower enclosure with fitted Hansgrohe thermostatic shower, chrome heated ladder style towel rail, fully tiled walls, tiled floor, recess spotlighting, extractor fan.

OUTSIDE: There is a large gravel driveway providing ample parking and turning with stone boundary wall. Detached double garage with electrically operated up and over doors, power and light and personal door to rear. Situated in between the garage and the kitchen is a private courtyard with patio area. Access along the side of the house leading to attractive rear garden with composite decked patio area, grey Indian stone patio area, central lawn with planting borders, the garden is well stocked with plants and shrubs. The rear garden adjoins a brook to the rear and has attractive outlooks through the trees to open field.

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SERVICES: Mains water, electric, gas are connected. Private drainage treatment system.

HEATING: Gas fired hot water central heating complemented by sealed unit double glazing.

TENURE: Freehold.

COUNCIL TAX BAND: F

Viewing by appointment with our office.

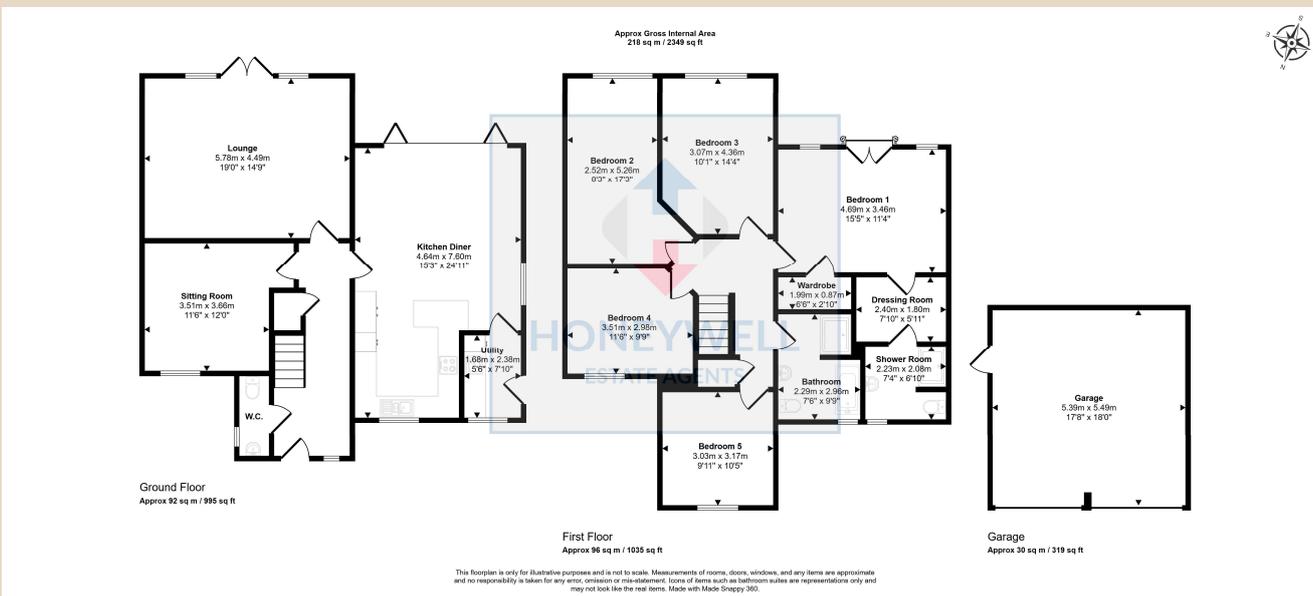


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