



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	80
(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	

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## Clitheroe Road, Waddington, BB7 3HW

### £495,000

AN EXCEPTIONAL FAMILY HOME ON AN IMPRESSIVE PLOT

Nestled in the picturesque Ribble Valley village of Waddington, this charming mid-terrace house on Clitheroe Road is a delightful family home that offers both space and character. With a generous 1,830 square feet of living space, this property boasts four well-proportioned bedrooms and two bathrooms, making it ideal for a growing family.

Built in 1900, the home has been thoughtfully updated to present a blend of modern convenience and original charm. The interior is immaculately presented, featuring stylish decor and stunning period details that create a warm and inviting atmosphere. The ground floor comprises two reception rooms, providing ample space for relaxation and entertainment, alongside an open-plan kitchen diner that is perfect for family gatherings.

The first floor hosts two spacious double bedrooms, including a main bedroom with the added luxury of an en suite bathroom, an additional single bedroom, as well as a family bathroom. The second floor reveals an impressive double bedroom, offering versatility for guests or older children seeking their own space.

Outside, the property is set on an enviable plot with beautifully maintained gardens that provide a tranquil retreat. The detached double garage and private gated driveway ensure ample off-road parking for multiple vehicles, while the double-sized greenhouse adds a touch of charm for gardening enthusiasts.

Waddington itself is a vibrant village, offering a range of local amenities such as a sports field, playground, post office, and two primary schools. With three local public houses and a bowling green, there is plenty to enjoy within the community. Furthermore, the bustling town centre of Clitheroe is just a mile away, providing easy access to a wider selection of shops, eateries, and prestigious schools.

# Clitheroe Road, Waddington, BB7 3HW

£495,000



- Stunning Mid Terrace Property
- Abundance of Living Space
- Private Gated Driveway for Multiple Vehicles and Double Garage
- EPC Rating C

- Four Bedrooms
- Sought After Location
- Tenure Freehold

- Two Bathrooms
- Spacious Rear Garden with Secluded Wildflower Area
- Council Tax Band D

## Ground Floor

### Entrance Vestibule

4'5 x 3'7 (1.35m x 1.09m)

Hardwood single glazed front door, coving, original tiled flooring and hardwood single glazed leaded frosted stained glass door to hall.

### Hall

12'9 x 3'7 (3.89m x 1.09m)

Central heating radiator, coving, corbel, Quick-step oak effect laminate flooring, hardwood doors leading to two reception rooms and stairs to first floor.

### Reception Room One

13'11 x 12'10 (4.24m x 3.91m)

UPVC double glazed window, upright central heating radiator, coving, smoke detector, open coal cast iron gas fire with slate hearth and oak mantel, television point and solid wood flooring.

### Reception Room Two

13'11 x 13'8 (4.24m x 4.17m)

Spotlights, cast iron multi fuel burner with stone hearth and pine mantel, television point, Quick-step oak effect laminate flooring with underfloor heating and open to kitchen/dining area.

### Kitchen/Dining Area

22'11 x 16'9 (6.99m x 5.11m)

Five Velux windows, UPVC double glazed window, range of high gloss wall and base units with Silestone work surfaces, central island, composite one and a half bowl sink and drainer with high spout spring mixer tap, integrated high rise double oven, Neff five ring induction hob and Neff extractor hood, space for American-style fridge freezer, integrated microwave, integrated dishwasher, solid wood flooring with underfloor heating, door to utility/WC, UPVC double glazed door to rear and UPVC double glazed sliding doors to rear.

### Utility/WC

9'10 x 7'10 (3.00m x 2.39m)

Vanity top wash basin with mixer tap, dual flush WC, plumbing for washing machine and Quick-step oak effect laminate flooring with underfloor heating.

## First Floor

### Landing

17'5 x 6'0 (5.31m x 1.83m)

Spotlights, smoke detector, hardwood doors leading to three bedrooms, bathroom and stairs to second floor.

### Bedroom One

13'10 x 11'1 (4.22m x 3.38m)

UPVC double glazed window, central heating radiator, spotlights, solid wood flooring and hardwood door to en suite.

### En Suite

6'1 x 4'7 (1.85m x 1.40m)

UPVC double glazed window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, double direct feed shower enclosed, tiled elevations, spotlights and tiled flooring.

### Bedroom Three

14'0 x 10'9 (4.27m x 3.28m)

UPVC double glazed window, central heating radiator and spotlights.

### Bedroom Four

10'9 x 6'0 (3.28m x 1.83m)

UPVC double glazed window, central heating radiator and spotlights.

### Bathroom

12'8 x 9'0 (3.86m x 2.74m)

Two UPVC double glazed frosted windows, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, rolltop ball and clawfoot bath with traditional taps, double direct feed shower enclosed, tiled elevations, spotlights, integrated boiler cupboard and tiled flooring.

## Second Floor

### Landing

8'1 x 2'6 (2.46m x 0.76m)

Velux window, smoke detector, eave storage and door to bedroom two.

### Bedroom Two

17'1 x 15'11 (5.21m x 4.85m)

Two Velux windows, central heating radiator, spotlights, smoke detector and solid wood flooring.

### External

### Rear

Extensive garden with laid to lawn, paved patio, bedding, stone chippings, rockery, mature shrubbery, double-sized greenhouse, vegetable patches, secluded and private wildflower area and private gated driveway for multiple vehicles to rear of double garage.

### Double Garage

26'3 x 17'4 (8.00m x 5.28m)

Hardwood single glazed window, power, lighting and two up and over garage doors.

### Front

Stone chip courtyard.



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