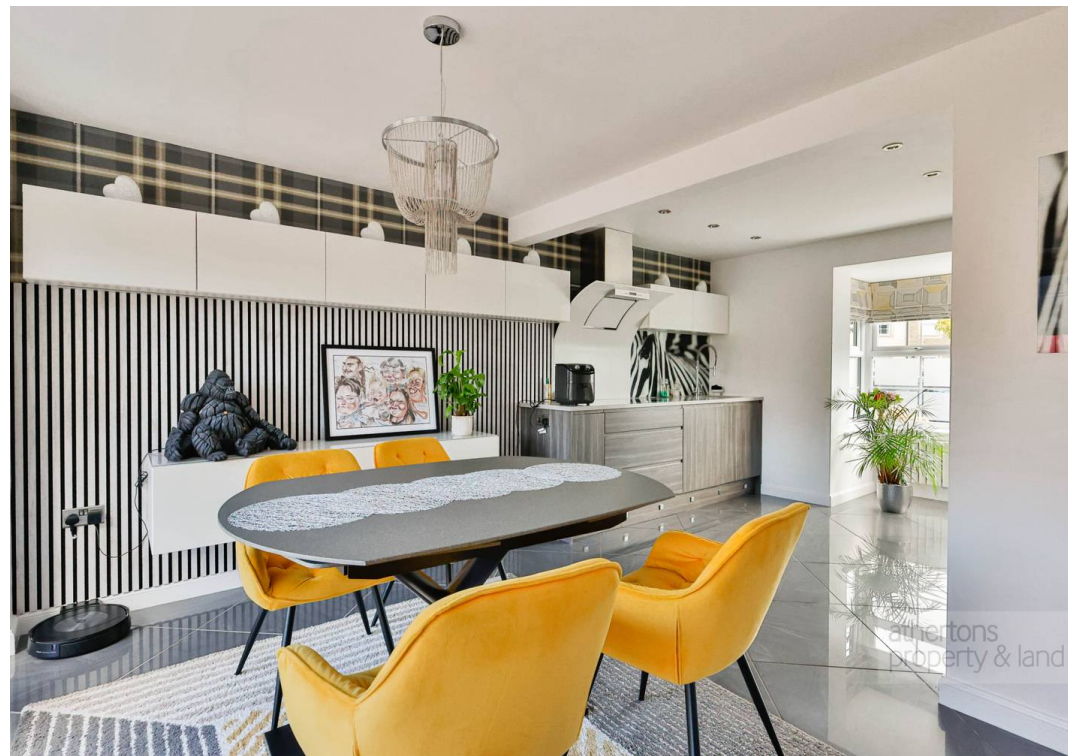




Lune Road, Clitheroe, Ribble Valley BB7

£340,000



This exceptional three-bedroom detached house presents a rare opportunity to acquire a **substantially reconfigured and extensively upgraded family home**, thoughtfully transformed by the current vendors to create stylish, practical and beautifully presented accommodation ideally suited to modern family life. Considerable attention has been given to both the layout and finish, resulting in a home that combines contemporary design with comfortable and versatile living spaces.

Upon entering, a welcoming hallway features a **2-piece WC, two useful storage cupboards and a staircase leading to the first floor**. From here, the hallway leads into the stylish living room, featuring a modern fireplace and **French doors opening directly onto the rear patio**, allowing an abundance of natural light to fill the room while creating an effortless connection with the garden. The space provides an inviting setting for both everyday relaxation and entertaining.

At the heart of the home is the impressive **open-plan kitchen and dining area**, which has been comprehensively redesigned as part of the property's extensive reconfiguration. The kitchen is fitted with high-specification integrated appliances, sleek contemporary cabinetry and generous work surfaces, providing an excellent balance of style and functionality. **Bi-fold doors open from the dining area onto the garden**, further enhancing the sense of space and creating a seamless transition between indoor and outdoor living during the warmer months.

Upstairs, **three well-proportioned bedrooms** provide flexible accommodation for a growing family, home working or visiting guests. **Bedroom one is particularly well appointed, benefitting from fitted wardrobes and its own contemporary 3-piece en-suite shower room**, providing excellent storage and a private, practical space. The remaining bedrooms are served by the stylish family bathroom, which is finished with modern fittings and quality materials. The high standard of presentation continues throughout the first floor, reflecting the considerable care and investment made by the current owners.

Externally, the property benefits from **ample off-road parking and an attached single garage**, complete with an up-and-over door and access to the rear. Having undergone significant reconfiguration, upgrading and landscaping, the property is presented to an exceptional standard and offers the considerable advantage of being ready for immediate occupation.



Ground Floor

Main area: approx. 45.3 sq. metres (487.4 sq. feet)
Plus garages, approx. 14.4 sq. metres (155.4 sq. feet)



First Floor

Approx. 48.0 sq. metres (517.2 sq. feet)



Main area: Approx. 93.3 sq. metres (1004.6 sq. feet)
Plus garages, approx. 14.4 sq. metres (155.4 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.
Plan produced using PlanUp.







A particular highlight is the **beautifully landscaped rear garden**, which has been carefully designed to provide a striking yet relatively low-maintenance outdoor space.

Contemporary paved terraces and pathways are complemented by decorative gravel, raised brick-built planting beds and an attractive selection of established shrubs, flowering plants and ornamental trees. A vibrant Japanese maple provides an eye-catching splash of colour, while structured evergreen planting adds year-round interest and privacy.

A distinctive decorative feature with polished spheres creates a stylish focal point, while the generous patio adjoining the house provides an excellent setting for outdoor dining and entertaining. The combination of mature planting, clean architectural lines and thoughtfully arranged seating areas makes the garden a genuine extension of the home's living space.

This outstanding home is ideally suited to buyers seeking a **turnkey family property where much of the hard work has already been undertaken**, combining contemporary interiors, flexible accommodation and an impressive landscaped garden within a peaceful residential setting. Early viewing is highly recommended to fully appreciate the quality, space and thoughtful transformation this superb home has to offer.

Services - All mains services are connected.

Tenure

We understand from the owners to be Leasehold. Leasehold tenure for a term of 250 years from 1/1/2013. Ground rent payable £295.00 per annum. Estate charge £271.24.

Energy Performance Rating
C (76).

Council Tax

Band D.

