

4 MEARLEY SYKE
CLITHEROE
BB7 1JG

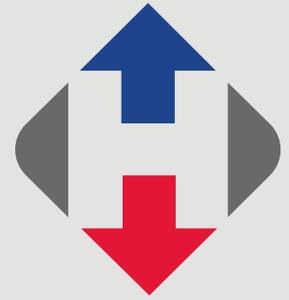
Offers over £399,950



- A large extended detached family home
- 4 bedrooms, master en-suite
- Two reception rooms
- Superb open plan living kitchen
- Large driveway, integral garage
- Good sized garden, views to the front
- Gas CH & UPVC windows, solar panels
- 132 m2 (1,418 sq ft) approx.

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Situated on one of the more sought-after developments in Clitheroe, positioned opposite the park with an attractive outlook to the front and within walking distance to the town centre and local schools, this extended 4 bedroom detached has recently been upgraded with new windows and doors, two new bathrooms along with solar panels and a battery to contribute towards the house running costs.



Accommodation comprises an entrance hallway, cloakroom, living room, dining room (currently used as a gym) superb extended, open plan living kitchen with glass roof and patio doors onto the rear garden. On the first floor are four bedrooms (three double), with the master being en-suite and the house bathroom both having been recently fitted and of excellent quality. The property enjoys a good plot, with a south facing majority lawned rear garden. The driveway has been extended to provide off road parking for two cars with electric vehicle charging point which leads to an

LOCATION: From our sales office travel down Castle Street, turn right off onto Wellgate and follow the road to the bottom. Turn right, then left at the mini roundabout. Follow the road up the hill to the next mini roundabout and then turn left onto the Highmoor Park development. Continue straight ahead and at the next T junction turn left onto Mearley Syke. Number 4 is on the left-hand side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate): -

ENTRANCE HALLWAY: With a composite external door, 'Karndean' floor and carpeted staircase to the first-floor landing.

CLOAKROOM: 1m x 1.9m (3'1" x 6'3"); with a modern 2-piece suite in white comprising a low level w.c. and vanity wash-hand basin and half tiled walls.

DINING ROOM: 2.6m x 3.5m (8'6" x 11'4"); with a feature square bay window, 'Karndean' floor and television point (currently used as a gym).

LIVING ROOM: 4.1m x 4.2m (13'5" x 13'10"); with a contemporary wall mounted gas fire, television and telephone points, laminate wood effect flooring, folding doors through to an open plan dining kitchen.

KITCHEN / LIVING AREA: 6.9m x 6.3m (22'7" x 24'8" maximum). 2.9m x 3.1m (9'5" x 10'1" minimum); an L shape open plan living area and kitchen with fitted base and matching wall storage cupboards with complementary working surfaces. A range of built in appliances including a combination microwave, range cooker with a 5-ring gas hob and dual ovens, stainless steel extractor hood over, integrated large fridge and separate large freezer, washing machine and dishwasher, breakfast bar, partially tiled walls, tiled flooring, low voltage lighting, glass ceiling and side access door. Living area with laminate wood effect flooring, low voltage lighting and UPVC French doors to the rear garden.

FIRST FLOOR:

LANDING: With attic access point.





BEDROOM ONE: 3.4m x 3.9m (11'3" x 12'9"); with fitted wardrobes to two walls.

EN-SUITE SHOWER ROOM: with a recently fitted 3-piece suite in white comprising a vanity wash-hand basin, concealed low level w.c and walk-in shower enclosure with plumbed shower. Fully tiled walls, tiled floor, low voltage lightning, extractor fan, heated stainless steel towel rail.

BEDROOM TWO: 2.8m x 3.5m (9'1" x 11'6").

BEDROOM THREE: 2.6m x 2.8m (8'4" x 9'3"); with fitted wardrobes to one wall, television point.

BEDROOM FOUR: 2.3m x 1.8m (7'8" x 6'0").

HOUSE SHOWER ROOM: a recently fitted 3-piece suite in white comprising a vanity wash-hand basin, low level w.c, walk-in shower enclosure with rainfall and separate plumbed shower, fully tiled walls and floor, low voltage lighting, heated towel rail and built-in storage cupboard.

OUTSIDE: To the front of the property the driveway has recently been extended to allow off-road parking for two cars with electric vehicle



charging point which leads to an **INTEGRAL GARAGE** with remote electric roller door, power and lighting points, solar panel system and battery. Pathways lead around both sides of the property to a good-sized majority lawned south facing rear garden with trees and shrubs surrounding and a paved patio area.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout. (Fitted October 2025). Complimented by solar panels with the addition of a battery, which contributes towards running costs.

SERVICES: Mains water, electricity, gas and drainage are connected.

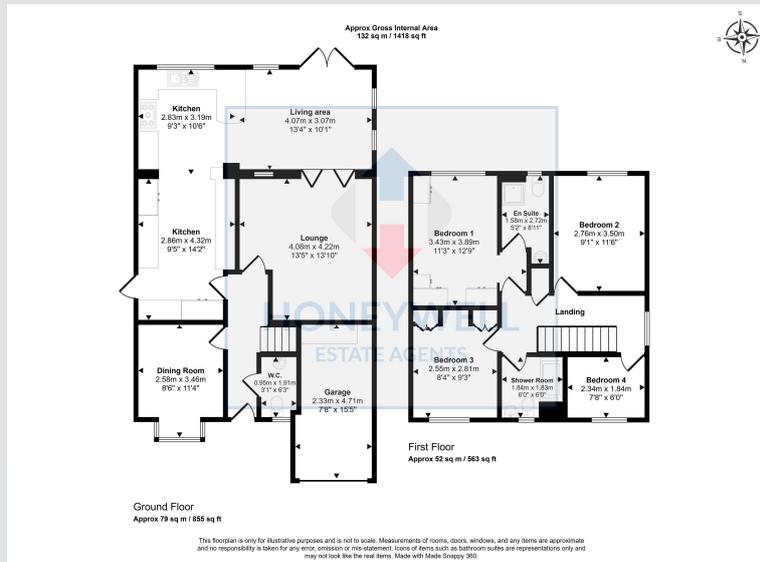
EPC RATING: B

COUNCIL TAX BAND E.

VIEWING: By appointment with our office.

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4 Mearley Syke, Clitheroe, BB7 1JG
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