



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		79	
(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.

Strawberry Fields, Gisburn, BB7 4DQ Offers Over £400,000

AN IMMACULATE DETACHED FAMILY HOME IN A SOUGHT AFTER LOCATION

Offering an abundance of indoor and outdoor space, immaculate presentation and modern fixtures and fittings, this exceptional four bedroom detached property is being proudly welcomed to the market in the picturesque location of Gisburn. A stones throw away from all the local amenities, this property is flowing internally with character and charm and benefits from an added garage, two bathrooms, open plan kitchen diner, oak doors throughout and is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Clitheroe, Skipton and major motorway links. With off road parking, stunning field views and neutral decoration, this property is the perfect home for any growing family truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen diner and houses a staircase to the first floor. The kitchen diner boasts modern wall and base units, integrated appliances and leads through to a utility room and out to the rear. The utility room guides you on to a WC. The first floor comprises of doors on to four generously sized bedrooms and a modern family bathroom. The main bedroom benefits from an en suite shower room. Externally there is an enclosed laid to lawn garden to the rear with paving, bedding, mature shrubs and pergola. To the front there is a laid to lawn garden with wood chip bedding areas, off road parking and access to the garage.

For further information or to arrange a viewing please contact our Ribble Valley branch at your earliest convenience.

Strawberry Fields, Gisburn, BB7 4DQ

Offers Over £400,000



- Exceptional Detached Property
- Stylish Interiors
- Off Road Parking and Garage
- EPC Rating C
- Four Bedrooms
- Modern Fixtures and Fittings
- Tenure Leasehold
- Two Bathrooms
- Gardens to Front and Rear
- Council Tax Band E

Ground Floor

Entrance Hallway

13'8 x 6'6 (4.17m x 1.98m)

Composite double glazed frosted front door, central heating radiator, smoke alarm, oaks doors leading to reception room, kitchen/dining area, under stairs storage and stairs to the first floor.

Reception Room

15'8 x 9'11 (4.78m x 3.02m)

UPVC double glazed leaded window, central heating radiator and television point.

Kitchen/Dining Area

19'6 x 10'9 (5.94m x 3.28m)

UPVC double glazed window, central heating, range of matte wall and base units with wood effect surfaces, stainless steel one and a half sink and drainer with high spout mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, integrated dishwasher, spotlights, extractor fan, television point, tiled effect lino flooring, oak door to utility and UPVC double glazed French doors to rear.

Utility

7'1 x 5'10 (2.16m x 1.78m)

Range of matte wall and base units with wood effect surfaces, stainless steel sink and drainer with high spout mixer tap, integrated washing machine, integrated boiler, extractor fan, tiled effect lino flooring, oak door to WC and UPVC double glazed door to rear.

WC

5'11 x 3'5 (1.80m x 1.04m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, tiled elevations, extractor fan and tiled effect lino flooring.

First floor

Landing

18'3 x 6'9 (5.56m x 2.06m)

UPVC double glazed leaded window, central heating radiator, loft access, smoke alarm, oak doors to four bedrooms and bathroom.

Bedroom One

12'5 x 9'11 (3.78m x 3.02m)

UPVC double glazed leaded window, central heating radiator, television point and oak door to en suite.

En Suite

9'11 x 3'10 (3.02m x 1.17m)

Central heating radiator, double electric feed shower enclosure, wall mounted wash basin with mixer tap, dual flush WC, tiled elevations, spotlights, extractor fan and wood effect lino flooring.

Bedroom Two

14 x 8'6 (4.27m x 2.59m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10 x 9'11 (3.05m x 3.02m)

UPVC double glazed leaded window and central heating radiator.

Bedroom Four

12'6 x 8'6 (3.81m x 2.59m)

UPVC double glazed leaded window, central heating radiator and fitted wardrobe.

Bathroom

6'6 x 6'2 (1.98m x 1.88m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, wood panelled bath with overhead direct feed rainfall shower and rinse head, tiled elevations, spotlights, extractor fan and wood effect lino flooring.

External

Rear

Enclosed garden with laid to lawn, paving, bedding areas, mature shrubs, pergola and external taps to rear and side elevation.

Front

Solar panels, laid to lawn garden with wood chip bedding, EV charging point to side elevation, off road parking and access to garage.

Garage

17'9 x 8'4 (5.41m x 2.54m)

Power, lighting and up and over garage door.

