



# honeywell

SALES • RENTALS • SURVEYS • VALUATIONS

estate agents • surveyors

## 46 BRACKEN HEY CLITHEROE

### £276,750

- \* **Superb modern detached family home**
- \* **Large bright open plan living/dining**
- \* **Modern fitted kitchen & breakfast rm**
- \* **Gas CH & PVC double glazing**
- \* **4 bedrooms, en-suite**
- \* **Front & rear gardens, garage**
- \* **Much sought-after location**
- \* **109 m<sup>2</sup> (1,170 sq ft) approx.**



[www.honeywell.co.uk](http://www.honeywell.co.uk)





Presented to a superb standard, this bright and spacious modern family home has been upgraded and improved by the current owners and is presented to a high standard throughout. Comprising 2-piece cloakroom, living/dining room, excellent fitted kitchen and breakfast room, 4 bedrooms, en-suite shower room and house bathroom. Situated close to the top of a quiet cul-de-sac on the edge of the sought-after Highmoor Park development, the property enjoys easy access to Clitheroe town centre and its many amenities as well as the A59 by-pass which provides an excellent link to the motorway network.

**LOCATION:** From our sales office proceed down Castle Street and turn right into Wellgate. Follow the road to the end and turn right at the T-junction, then immediately left at the mini roundabout. Follow the road up the hill and turn left at the next mini roundabout into Highmoor Park. Proceed into the development and at the next T-junction turn right. Follow the road straight on and then bear left, then right. Number 46 is located on the left hand side.

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

**ENTRANCE HALLWAY:** With double glazed external door and double glazed side panel. Integral door to garage, staircase to the first floor landing, understairs storage cupboard.

**CLOAKROOM:** With 2-piece white suite comprising low suite w.c. and pedestal washbasin. Alarm point.

**LIVING/DINING ROOM:** 6.8m x 3.9m max, 3.2m min (22'2" x 12'9" max, 10'4" min); oak floor, contemporary 'Living Flame' gas fire in feature surround, television and telephone points, PVC patio doors to the rear garden.

**EXCELLENT FITTED KITCHEN:** 3.5m x 3.0m (11'4" x 9'10"); range of modern fitted base and matching wall storage cupboards with Maia working surfaces incorporating 1½ bowl Franke stainless steel sink unit, range of built-in appliances including dual cook electric oven, Smeg dishwasher and washing machine, 4-ring gas hob with stainless steel extractor hood over, fridge freezer. Housed Baxi central heating boiler, Kickspace heater.

**BREAKFAST ROOM:** 2.8m x 2.5m (9'2" x 8'2"); with telephone point & PVC patio doors to the rear of the property.

## FIRST FLOOR:

**LANDING:** With built-in storage cupboards housing hot water cylinder.







**BEDROOM ONE:** 4.0m x 2.8m (13' x 9'3"); range of modern fitted wardrobes, matching chest of drawers and dressing table.

**EN-SUITE SHOWER ROOM:** With 3-piece white suite comprising pedestal washbasin, low suite w.c. and corner shower enclosure with plumbed shower. Half-tiled walls, extractor fan.

**BEDROOM TWO:** 3.1m x 2.8m (10' x 8'5").

**BEDROOM THREE:** 2.7m x 2.8m max, 2.0m min (9' x 9'4" max, 6'5" min).

**BEDROOM FOUR:** 2.6m x 2.6m (8'8" x 8'5"); with fitted wardrobes to one wall and matching dressing table.

**BATHROOM:** With 3-piece white suite comprising pedestal washbasin, low suite w.c. and panelled bath with plumbed shower over, majority tiled walls, heated stainless steel towel rail and extractor fan.

**OUTSIDE:** The property enjoys lawned garden areas to the front and a driveway provides off-road parking for 2 cars leading to an integral GARAGE 5.4m x 2.5m (17'7" x 8'4") with up-and-over doors, power and lighting points. A pathway leads round the side to a good-sized majority lawned rear garden with paved patio areas, flower beds and shrubs.

**HEATING:** Gas fired hot water central heating system complemented by double glazed windows in PVC frames.

**SERVICES:** Mains water, electricity, gas and drainage are connected. EPC: Energy efficiency rating is D.

**VIEWING:** By appointment with our office.

**SELLING YOUR OWN HOUSE?** We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.

*46 Bracken Hey, Clitheroe, BB7 1LW  
MJ/SMR/040615*







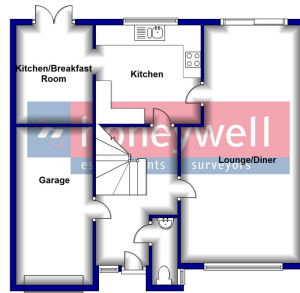
# honeywell

SALES • RENTALS • SURVEYS • VALUATIONS

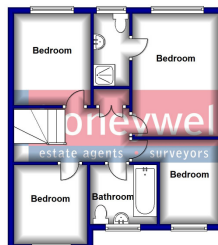
estate agents • surveyors



Ground Floor



First Floor



For identification purposes only - Not to scale  
Plan produced using The Mobile Agent  
46 Bracken Hey, Clitheroe

1 Castlegate  
Clitheroe  
BB7 1AZ  
Tel 01200 426041

3 The Fountains  
Gisburn Road  
Barrowford, BB9 8LQ  
Tel 01282 698200

79 King Street  
Whalley  
BB7 9SW  
Tel 01254 824411

Lettings Office  
2-4 Parson Lane  
Clitheroe, BB7 2JN  
Tel 01200 444477