

12 DUN CROFT CLOSE
CLITHEROE
BB7 2JR

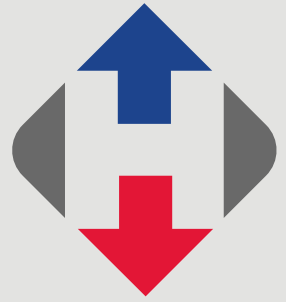
£365,000



- Spacious detached true bungalow
- 3 bedrooms, 1 with en-suite
- Large mature lawn gardens
- Desirable cul-de-sac location
- Lounge & dining room
- Kitchen, utility & conservatory
- Driveway & garage
- 99 m2 (1,060 sq ft) approx.

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A rare opportunity to buy one of only two detached bungalows situated on this extremely popular development which is within walking distance of Clitheroe town centre, the River Ribble and Brungerley Park. This attractive property is sat on a beautiful corner plot with established south-facing garden which offers great privacy.



The bungalow has generous accommodation with a hallway, spacious lounge which is open to the dining room, kitchen, utility, conservatory, three bedrooms with en-suite and modern 4-piece house shower room.

Externally there is a lawned front garden, driveway leading to a detached single GARAGE and stunning rear and side garden mainly lawned with mature planting. Viewing is essential.

LOCATION: Leaving Clitheroe along Waddington Road turn third right into Eastham Street, follow the road round the left hand bend and continue down the hill into Knunck Knowles Drive. At the T-junction turn right and right again into Dun Croft Close.

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

OPEN PORCH: With quarry tiled floor, outside light and half-glazed hardwood door to:

PORCH: With covered cornicing and cloaks storage cupboard.

HALLWAY: With covered cornicing and loft access.

LOUNGE: 4.8m x 3.9m (15'10" x 12'10"); with covered cornicing, PVC bay window to front elevation and window to side, television point, stone fireplace and hearth with gas fire and open to:

DINING ROOM: 2.8m x 2.6m (9'4" x 8'5"); with covered cornicing and patio doors.

KITCHEN: 2.8m x 2.3m (9'3" x 7'6"); with a fitted range of light wood effect laminated wall and base units with complementary dark laminate work surface with tiled splashback and under unit lighting, one and a half bowl stainless steel sink unit with mixer tap, integrated Bosch double electric oven with 4-ring gas hob with extractor over, larder fridge and dishwasher.

UTILITY ROOM: 2.6m x 1.6m (8'8" x 5'2"); with airing cupboard with hot water cylinder, base cupboards with complementary work surface and stainless steel sink unit, plumbing for a washing machine and a wall-mounted Worcester central heating boiler and door to:

CONSERVATORY: 2.8m x 3.7m (9'1" x 12'); UPVC white Victorian style construction with tiled floor and French doors opening onto garden.





BEDROOM ONE: 3.6m including wardrobes x 2.8m (11'9" including wardrobes x 9'2"); with a fitted range of wardrobes, bedside cabinets and cupboards over the bed.

EN-SUITE SHOWER ROOM: With 3-piece suite comprising low suite w.c , vanity washbasin with storage cupboards under, shower enclosure with fitted Grohe shower, part-tiled walls and shaver point.

BEDROOM TWO: 4.1m x 2.6m (13'4" x 8'6"); with built-in double wardrobe.

BEDROOM THREE: 2.6m x 3.2m (8'6" x 10'6").

SHOWER ROOM: With 4-piece modern suite in white comprising low suite w.c. with push button flush, bidet, vanity washbasin with chrome mixer tap with storage under and vanity mirror over and shaver point, fitted shower enclosure with fitted thermostatic shower, part-tiled walls and extractor fan.

OUTSIDE: There is an attractive lawn front garden with paved pathway and steps up to the front door, side tarmac drive leading to single GARAGE with up-and-over door, power and light. To the rear and side the property has good-sized private south-facing gardens mainly laid to lawn with paved patio area, mature planting, trees and shrubs.

HEATING: Gas fired hot water central heating system complemented by sealed unit double glazing with a mixture of UPVC and soft wood frames.

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

TENURE: The property is freehold.

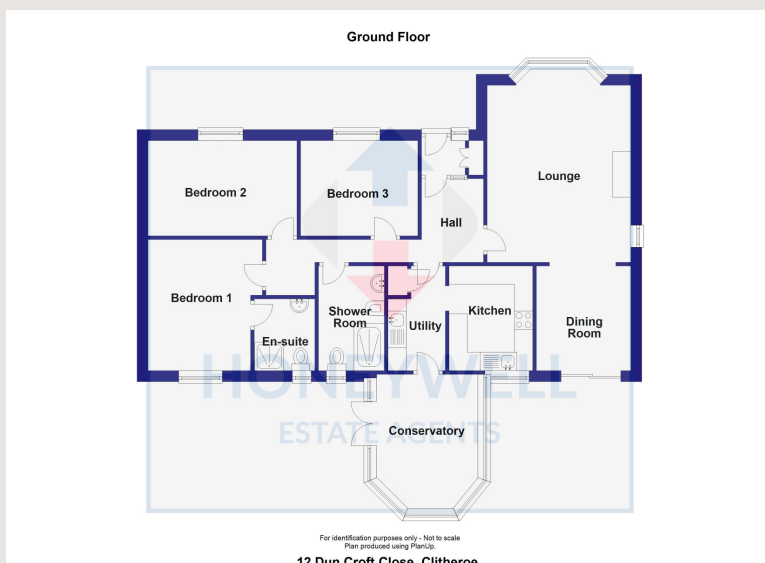
EPC: The energy rating for the property is D.

COUNCIL TAX BAND E.

VIEWING: By appointment with our office.

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CD/ZR/090620

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