



**Honeywell**  
SELECT

Wickentrees, Whins Lane, Simonstone, BB12 7QR  
Imposing elevated detached true bungalow  
£735,000



- Beautiful large formal gardens
- 3 reception rooms, conservatory
- Views & open field to rear
- 3 bedrooms, en-suite
- Sweeping drive, double garage
- 214 m<sup>2</sup> (2,308sq ft) approx.

Clitheroe  
Tel 01200 426041

Barrowford  
Tel 01282 698200

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# WICKENTREES SIMONSTONE

An imposing detached true bungalow set on this large, elevated plot with electric wrought iron gates, sweeping driveway and absolutely stunning gardens which are beautifully kept and extremely well stocked with a range of flowers, plants and shrubs.

This large property offers spacious accommodation with three reception rooms, kitchen, utility room, three bedrooms and two bathrooms. Most of the windows take advantage of the elevated views and outlooks across the gardens. The driveway leads to a parking area at the rear with the attached double garage. There are pathways round the house leading to various sections of the garden, patios and greenhouse.

The property offers a beautiful private plot and location with great road access to the M65 motorway. Read and Simonstone offer a range of amenities including two primary schools, shops, cricket club, petrol station and church. Viewing is essential.

**LOCATION:** Travelling from the Burnley/Padiham direction proceed straight on and turn right after Simonstone Primary School into Church Lane. Continue straight on up the hill for half a mile and turn left into Whins Lane and the entrance to Wickentrees is on the right hand side after the cottages.

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

**OPEN PORCH:** With stone steps, outside lighting, glazed double doors leading to:

**SPACIOUS ENTRANCE HALLWAY:** Coved cornicing, wall light points, large cloaks storage cupboard and PVC door leading to driveway, second storage cupboard with shelving, walk-in airing cupboard with linen shelving.

**LOUNGE:** 4.8m x 5.1m (15'10" x 16'9"); bay window with window seat, stunning elevated views, coved cornicing, wall light points, television point, feature fireplace with marble hearth and inset, attractive surround housing electric fire.



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**DINING ROOM:** 3.8m x 3.7m (12'7" x 12'1"); with coved cornicing, wall light points, large window looking onto the conservatory.

**CONSERVATORY:** 4.6m x 3.3m (15' x 10'11"); white uPVC construction, Victorian style conservatory with glass roof, wall light points, excellent views across the gardens and open countryside.

**KITCHEN:** 4.8m x 3.4m (15'10" x 11'2"); fitted Siematic kitchen with a range of wall and base units with complementary laminate working surface and splashback, Franke one and a half bowl sink unit with draining board and chrome mixer tap, integrated Neff double electric oven, Neff 4-ring ceramic hob with extractor over, integrated fridge freezer, integrated Neff dishwasher, breakfast bar, Karndean flooring, recessed spotlighting, 2 windows with excellent views.

**UTILITY ROOM:** 3,3m x 2.1m (10'9" x 6'11"); fitted range of white wall and base units with complementary laminate work surface, stainless steel sink unit with mixer tap, plumbing for washing machine, Karndean flooring.

**SNUG:** 6.0m x 4.5m narrowing to 3.7m (19'8" x 14'10" narrowing to 12'3"); coved cornicing, wall light points, television point, feature stone fireplace and hearth housing electric fire, built-in bar with glazed storage cabinets and storage cupboards.

**BEDROOM ONE:** 4.7m x 4.2m (15'4" x 13'10"); with 3 windows offering excellent outlooks across the gardens and open countryside, extensive range of fitted wardrobes, drawers, bedside cabinets and dressing table with vanity mirror, BT telephone point.

**EN-SUITE SHOWER ROOM:** With 5-piece suite comprising low suite w.c. with push button flush, bidet, vanity wash handbasin with storage cupboards under, Jacuzzi bath and shower enclosure with multi-jet shower, fully tiled walls, tiled floor, coved cornicing, recessed spotlighting, tall chrome ladder style towel rail.



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**BEDROOM TWO:** 3.6m x 5.0m (11'10" x 16'5"); with built-in wardrobes, built-in dressing table with drawers and bedside cabinets, coved cornicing, window to side and rear elevations offering excellent views across open fields.

**BATHROOM:** With 3-piece suite comprising low suite w.c., pedestal wash handbasin and panelled bath with Mira electric shower over, fully tiled walls, coved cornicing, tiled floor, shaver and light point, storage cupboard with shelving, heated towel rail.

**BEDROOM THREE:** 3.3m x 2.9m (10'9" x 9'5"); with coved cornicing, outlooks across open field, built-in wardrobe with storage cupboard over, television point.

**ATTACHED DOUBLE GARAGE:** 5.8m x 5.8m (18'11" x 19"); with electrically operated up-and-over door, power and light.

**OUTSIDE:** The property is approached through wrought iron electrically operated remote controlled gates and with exterior lighting, leading to a long tarmac sweeping driveway providing vehicular access up to the property. To the rear of the property is a block paved parking area offering ample parking for vehicles and turning and leading to the attached double garage.

The property enjoys surrounding gardens with large lawn, well-stocked planting borders, a large variety of plants and shrubs and mature hedging, patio area, rose garden and flower beds. To the front of the house is a stone paved pathway with stone boundary wall, cold water tap and excellent views across open fields and open countryside. The rear boundary also adjoins open fields and has attractive outlooks. Situated to the rear of the garage is an aluminium greenhouse and timber storage shed, second cold water tap. Situated in front of the kitchen and accessed from the conservatory is a stone paved patio area with stone wall offering excellent views, infra red heater and an awning.

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**SERVICES:** Mains water, electric and drainage are connected.

**HEATING:** Oil central heating system complemented by sealed unit double glazing. The bungalow has uPVC guttering, fascia boards and soffits.

**TENURE:** We have been informed by the owners that the property is freehold.

**COUNCIL TAX BAND G.**

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

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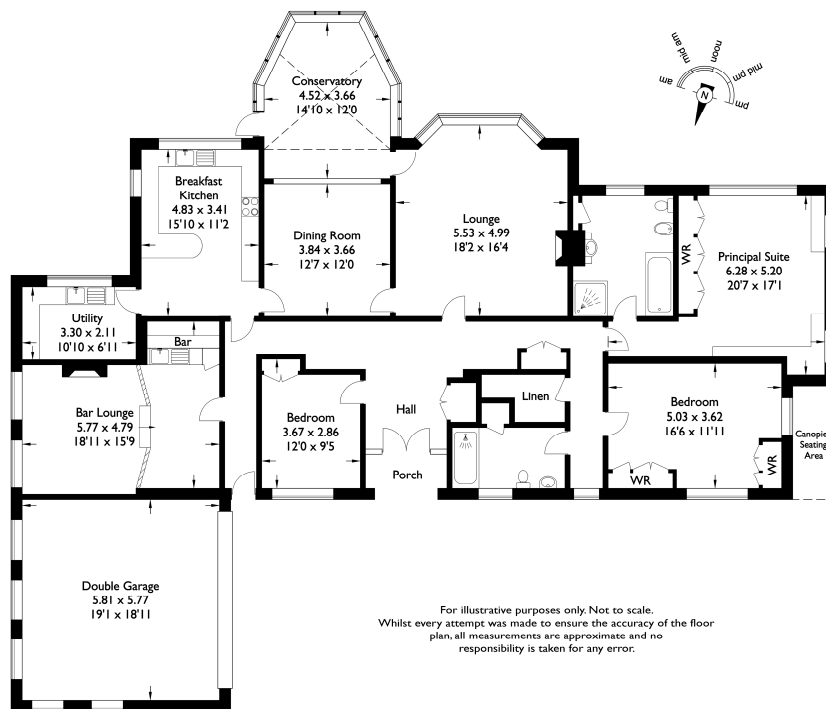


## Wickentrees

Approximate Gross Internal Area : 214.50 sq m / 2308.85 sq ft

Garage : 33.23 sq m / 357.68 sq ft

Total : 247.73 sq m / 2666.54 sq ft



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CD/SMR/280920*

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