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# Hawthorns, Waddington Road, Clitheroe, BB7 2JE

Mature period semi-detached on large plot  
Offers over £499,000



- 3 bedrooms & bathroom
- Superb potential to extend
- Conservatory & spacious study
- 2 imposing reception rooms
- Stunning large elevated plot
- 150 m<sup>2</sup> (1,615 sq ft) approx.

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# Hawthorns, Waddington Rd, Clitheroe

A stunning mature semi-detached house situated on this large elevated plot with outlooks across woodland to the front. This extremely desirable property offers plenty of space to extend (subject to the necessary planning permissions) and to create a beautiful family home with good-sized driveway and gardens, within walking distance of Clitheroe town centre, railway station, Brungerley Park and the River Ribble.

The house has many character features which include bay windows to the front and rear on both floors, coved cornicing and a return staircase with large window on the half landing. The ground floor comprises a spacious hallway, lounge to the front with fireplace, dining room with bay overlooking the garden, kitchen, cloakroom, large conservatory and the attached garage has been converted to an office with fitted desk, cupboards and bookshelves.

The first floor has a master bedroom with en-suite shower, large second bedroom with basin and a third bedroom with dormer window, plus a bathroom and separate toilet.

Outside wrought iron gates lead to a large block paved drive and lawned front garden and detached garage with automatic door. To the rear there is a mature garden with beech boundary hedging, lawn and large patio area with BBQ. Viewing is essential to appreciate this house.

**LOCATION:** Leaving Clitheroe along Waddington Road and proceed straight on under the railway bridge and continue down the hill and round the right hand bend. The house can be found elevated on the right hand side.

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

**PORCHWAY:** With glazed entrance door and original glazed door to hallway.



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**HALLWAY:** With cloaks storage cupboard and sliding mirrored doors, coved cornicing, wall light points, BT telephone point and return staircase off to first floor with window on the half landing.

**LOUNGE:** 4.7m x 3.8m (15'4" x 12'5"); with feature bay window offering pleasant outlooks, feature tiled fireplace housing 'Living Flame' gas fire, wall light points, coved cornicing and television point.

**DINING ROOM:** 4.3m into bay x 3.5m (14' into bay x 11'5"); with feature bay window, coved cornicing, fireplace with gas fire, tiled interior and wooden surround.

**KITCHEN:** 3.5m x 3.0m (11'6" x 9'11"); with fitted range of wall and base units with complementary working surface, 2-drainer stainless steel sink unit, gas cooker point, understairs storage cupboard and door to the rear porch.

**REAR PORCH:** With door to garden.

**CLOAKROOM:** With low suite w.c.

**STUDY:** 4.6m x 3.8m (15'2" x 12'6"); formerly the attached garage but now converted to a study with recessed spotlighting, BT telephone point, range of fitted furniture including desk, storage cupboards and bookshelves.

**CONSERVATORY:** 6.5m max x 4.9m (21'2" max x 15'11"); white UPVC construction with polycarbonate roof and tiled floor, glazed French doors opening onto the rear garden.



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#### FIRST FLOOR:

**SPACIOUS LANDING:** With window to side elevation.

**BEDROOM ONE:** 4.7m into bay x 3.8m (15'4" into bay x 12'5"); with coved cornicing, large bay window with attractive outlooks, range of built-in wardrobes and drawers.

**EN-SUITE SHOWER ROOM:** With 2-piece suite comprising double shower enclosure with fitted thermostatic shower and tiled walls, vanity wash handbasin with storage cupboards under, recessed spotlighting, extractor fan.

**BEDROOM TWO:** 3.5m + bay x 3.5m (11'7" + bay x 11'5"); with coved cornicing, recessed spotlighting, feature bay window with outlooks across the rear garden, vanity wash handbasin with chrome taps and storage cupboards under.

**BEDROOM THREE:** 2.9m max x 2.6m (9'7" max x 8'6"); with dormer window to front elevation, 2 eaves storage cupboards.

**TOILET:** With low suite w.c. with push button flush, laminate floor.

**BATHROOM:** With 2-piece suite comprising panelled bath with chrome mixer tap and vanity wash handbasin with chrome mixer tap, storage cupboards and drawers under, vanity mirror, shaving light and shaving point over, part-tiled walls, storage cupboard housing Worcester combination central heating boiler.

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**OUTSIDE:** To the front of the property are wrought iron gates leading to a large block paved drive providing ample parking and turning. Front lawn with well-stocked planting borders, side garden area which is gravelled for easy maintenance. **DETACHED SINGLE GARAGE** with electrically operated up-and-over door, power and light. Gated access to the rear garden.

The rear garden has a good-sized lawn with planting borders and mature beech hedging, large paved patio area with brickbuilt barbecue, raised flowerbeds, outside lighting and electric socket. Gravelled area for easy maintenance with central circular planting area, sectional **STORAGE SHED 3.7m x 2.9m (12' x 9'5")**, garden tool store attached to the house and gated access to the rear.

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

**HEATING:** Gas fired hot water central heating with some sealed unit double glazing.

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

**COUNCIL TAX BAND E.**

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

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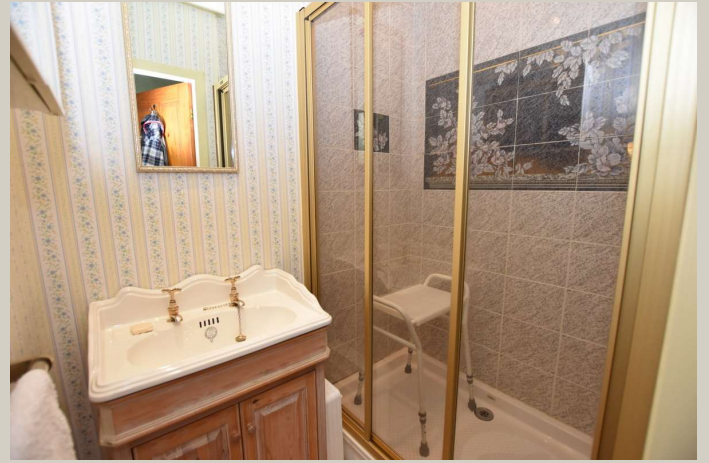
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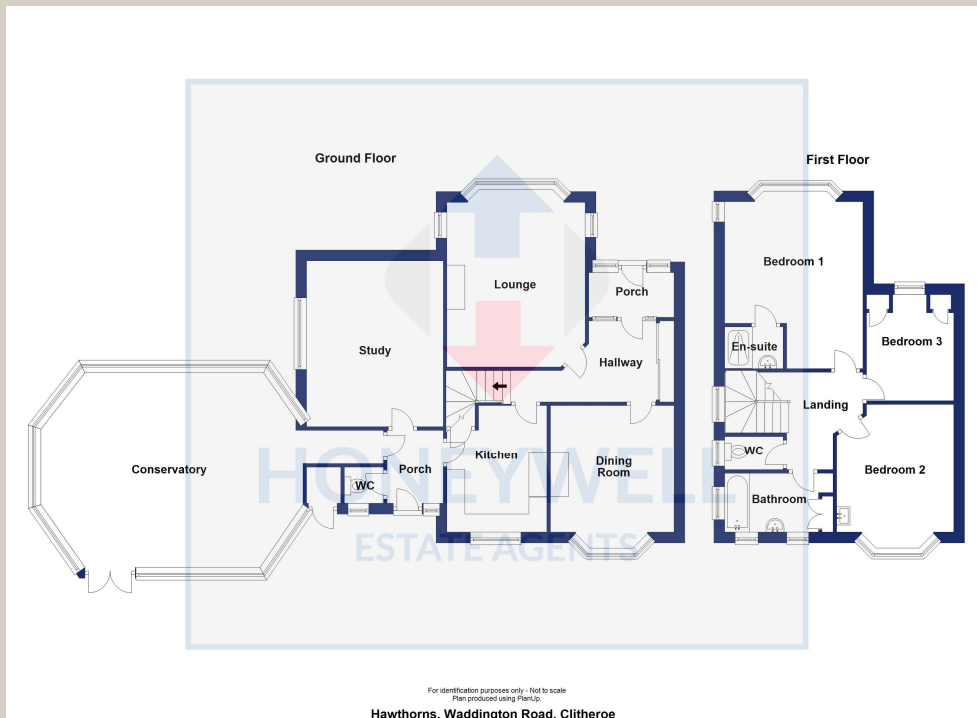
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*Hawthorns, Waddington Road, Clitheroe, BB7 2JE  
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