



Honeywell
SELECT

21 Pinnock Drive, Clitheroe

Stunning detached family home

£510,000



- Overlooking open fields
- Immaculately presented
- 4 double bedrooms
- Open-plan living kitchen
- Popular, convenient location
- 132 m² (1,421 sq ft) approx.

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

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21 Pinnock Drive Clitheroe

Situated on one of the most sought-after modern developments in Clitheroe, overlooking open fields to the front, the property has great access to Brungerley Park and Waddington, as well as Clitheroe town centre and its ever growing amenities.

The property offers stunning accommodation throughout with a spacious entrance hallway, cloakroom, large living room enjoying views to the front, study, beautiful living kitchen with patio doors and a separate utility room on the ground floor. On the first floor are four good-sized double bedrooms, an en-suite and house bathroom.

The property enjoys ample off-road parking, a detached garage with power and light and landscaped front and rear gardens, the rear enjoying a southerly aspect.

LOCATION: From our sales office travel down Castle Street and proceed straight onto York Street, turning left at the roundabout onto Wellgate. Follow the road straight over the next mini roundabout onto Waddington Road and then turn right under the railway bridge and follow this road for a short while. As the road drops down, turn left onto the new development Waddow Heights and then take a right hand turn onto Pinnock Drive. Number 21 is in the far left hand corner.

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

ENTRANCE HALLWAY: With a composite external door, wooden flooring, built-in storage cupboard housing consumer unit and staircase to the first floor landing.

CLOAKROOM: 2-piece suite in white comprising a low level w.c. and a pedestal hand-wash basin, wooden flooring and extractor fan.

STUDY: 2.7m x 2.3m (8'11" x 7'6"); with wooden flooring and telephone point.

LOUNGE: 3.6m x 4.6m (11'11" x 15'2"); with bay window, television point and electric fire in a feature surround.



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OPEN-PLAN LIVING KITCHEN: 8.7m x 2.5m (28'6" x 8'3");

Kitchen: With a range of modern fitted base and matching wall storage cupboards with complementary work surfaces and breakfast bar. Single drainer Franke stainless steel sink unit, 4-ring induction hob with a stainless steel extractor over, built-in double oven and grill, built-in dishwasher, built-in fridge-freezer, wooden flooring, low voltage lighting and understairs storage cupboard.

Dining area: With square bay window with double patio doors opening onto the rear garden.

Sitting area: With television point.

UTILITY ROOM: 1.6m x 1.7m (5'5" x 5'7"); with base and wall level storage cupboards, wooden flooring, housed central heating boiler, plumbed and drained for an automatic washing machine, space for a tumble dryer and composite external door to the side of the property.

FIRST FLOOR:

LANDING: With built-in storage cupboard and attic access point.

MASTER BEDROOM: 3.6m x 3.3m (11'9" x 10'10"); with built-in wardrobes to one wall and television point.

EN-SUITE SHOWER ROOM: With a 3-piece suite in white comprising a low level w.c., pedestal wash-hand basin and a corner shower enclosure with plumbed shower, low voltage lighting, heated towel rail and part-tiled walls.

BEDROOM TWO: 3.7m x 3.3m (12'3" x 10'10"); with fitted wardrobes to one wall.

BEDROOM THREE: 3.3m x 3.3m (10'9" x 10'10").

BEDROOM FOUR: 3.1m x 3.3m (10'2" x 10'11").



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HOUSE BATHROOM: With a 3-piece suite in white comprising a low level w.c., pedestal wash-hand basin and a panelled bath with plumbed shower over and vanity screen, low voltage lighting, extractor fan and part-tiled walls.

OUTSIDE: The property enjoys an extended driveway providing off-road parking for 3-4 cars, leading to a DETACHED GARAGE with power, light points, overhead storage and up-and-over door. The front garden is landscaped and low maintenance, the majority of which is pebbled with shrubs and stone pathways. The front of the property enjoys a superb view over the surrounding countryside towards Waddington.

The rear garden is enclosed and majority low maintenance with paved patios, pebbled areas, a small lawned area, raised flowerbeds and a southerly aspect.

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

HEATING: Gas fired hot water central heating complemented double glazing windows in UPVC frames throughout.

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TENURE: Freehold.

SERVICE CHARGE: There is an estate charge of approximately £180 per annum.

COUNCIL TAX BAND: F

EPC: The energy efficiency rating of the property is B.

VIEWING: By appointment with our office.



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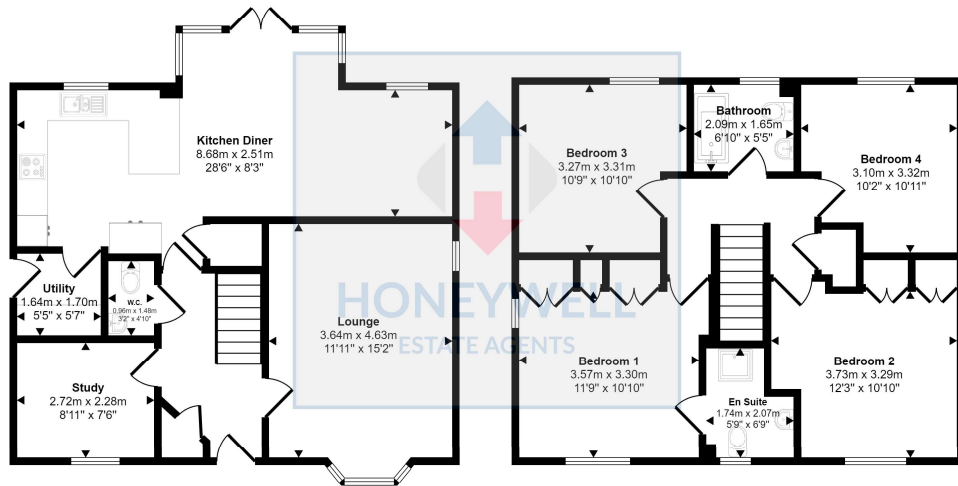
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Approx Gross Internal Area
132 sq m / 1421 sq ft



Ground Floor
Approx 67 sq m / 727 sq ft

First Floor
Approx 65 sq m / 695 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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