

25 CHATBURN PARK DRIVE  
CLITHEROE  
BB7 2AY

£399,950



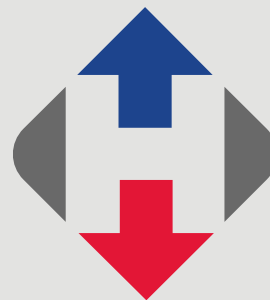
- Extended semi-detached home
- Fully modernised throughout
- 4 bedrooms & study
- Stunning open-plan living kitchen
- Corner plot, large garden adjoining wood
- Much sought-after location
- Gas CH & UPVC double glazing
- 148m<sup>2</sup> (1,588 sq ft) approx.

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**Thoroughly modernised throughout by the current owners and extended to the side and rear, this large semi-detached family home occupies an enviable position in a corner plot in one of the most sought-after locations in Clitheroe.**

**The property lies on a small quiet road of similar properties, a short distance from the town centre and Clitheroe's plentiful amenities.**

**Accommodation comprises an entrance hallway, large living room, stunning extended open-plan living kitchen, great-sized utility room, cloakroom and ground floor study. On the first floor is a large master bedroom with en-suite, three further double bedrooms and a house bathroom with shower.**



**LOCATION:** From our sales office travel down Castle Street and straight onto York Street. At the roundabout proceed straight over onto Chatburn Road and continue along for a short while passing the cricket ground on the left hand side. From here take the second right turn onto Chatburn Park Drive and number 25 is in the top left hand corner.

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

**ENTRANCE HALLWAY:** With a composite external door and side panel, laminate wood effect flooring and staircase to the first floor landing with oak and glass balustrade.

**LOUNGE:** 3.7m x 5.0m (12'1" x 16'4"); with feature bay window, contemporary electric flame effect fire and television point.

**OPEN-PLAN LIVING KITCHEN:** 5.6m x 6.2m (18'4" x 20'5"); with a modern fitted kitchen with handleless base and matching wall cupboards and drawers and centre island with complementary work surfaces. One-and-a-half bowl sink unit, 4-ring induction hob with a stainless steel extractor hood over, built-in electric oven and grill, built-in fridge-freezer, built-in dishwasher, living area with television point, dining area with two

skylight windows and bi-fold doors onto the rear garden.

**UTILITY ROOM:** 2.5m x 2.6m (8'0" x 8'5"); with a wall of floor to ceiling cupboards incorporating a sink unit, plumbed and drained for an automatic washing machine, space for a condenser tumble dryer, laminate wood effect flooring and UPVC external door to the rear of the property.

**CLOAKROOM:** With a 2-piece suite in white comprising a low level w.c. and vanity wash-hand basin, laminate wood effect flooring, low voltage lighting and extractor fan.

**STUDY:** 2.4m x 4.0m (8'0" x 13'0"); with television point.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM ONE:** 3.3m x 5.10m (10'10" x 16'9"); with feature bay window, fitted corner wardrobes 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 walk-in shower enclosure with plumbed shower, part-tiled walls and built-in storage cupboard and extractor fan.

**BEDROOM TWO:** 3.0m x 3.7m (10'0" x 12'3").

**BEDROOM THREE:** 2.5m x 3.8m (8'0" x 12'6").

**BEDROOM FOUR:** 2.4m x 3.7m (8'0" x 12'2").

**HOUSE BATHROOM:** With a 3-piece suite in white comprising a low level w.c., vanity wash-hand basin and P-shaped bath with an electric shower over and vanity screen, fully tiled walls and extractor fan.

**OUTSIDE:** To the front of the property is a tarmac driveway and parking area providing off-road parking for 3 cars. A gated pathway leads around the side of the property to an excellent-sized majority lawned rear garden with Indian stone flagged patio, pathways, flowerbed borders and mature trees. There is a large timber storage shed and a separate raised patio area in the top right hand corner of the garden which adjoins open woodland.

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

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

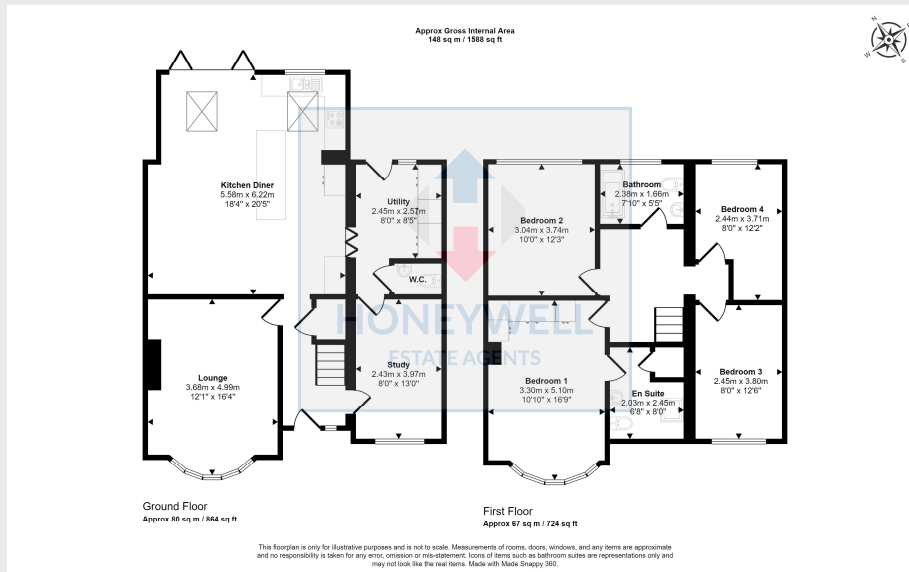
**COUNCIL TAX BAND D.**

**EPC:** The energy efficiency rating of the property is C.

**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.





25 Chatburn Park Drive, Clitheroe, BB7 2AY  
MJ/CJ/240224

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