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SELECT

## 6b The Dene, Hurst Green

A stunning detached house which has been renovated throughout  
£549,000



- Private location
- 3 bedrooms, 1 with en-suite
- New roof, re-rendered, new oil CH

- Stunning kitchen with island unit
- Lounge with large window, snug
- 97 m2 (1,045 sq ft) approx.

Clitheroe

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# 6b The Dene Hurst Green

An individual detached house set in a beautiful private location off The Dene which is surrounded by trees yet close to the centre of the village. The house has been modernised throughout with a new roof, new K-render, new oil-fired heating system, rewire, new kitchen and bathrooms. The property has a discrete entrance with a gravelled driveway providing parking for two cars. Double gates lead to a pathway down to the house which has feature exterior lighting.

The house has an entrance hallway with feature herringbone LVT flooring, two double bedrooms to the front, the master has a dressing room and en-suite shower room. There is a separate shower room with walk-in shower and a few steps lead up to bedroom 3. On the lower ground floor, there is a beautiful open-plan kitchen and lounge area. The stunning modern kitchen has marble work surfaces and a central island unit plus a range of integrated appliances. The lounge is open from the kitchen and has feature herringbone flooring and two large windows with views of the surrounding woodlands. Located off the kitchen is a cosy snug offering a secondary seating area.

Outside there is a lawned garden to the front with Indian stone paved patio with feature glass balustrade. The house has various patio areas surrounding the property and a timber storage shed. Viewing is essential.

**LOCATION:** On entering Hurst Green from the Whalley direction turn right at the Shireburn Arms into The Avenue and continue up the hill. Turn sharp left into The Dene and 6b is on the right hand side.

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

**ENTRANCE HALLWAY:** With half-glazed composite front door, recessed spotlighting, feature wood effect herringbone LVT flooring, staircase to first floor, staircase to lower ground floor and BT telephone point.

**BEDROOM ONE:** 3.7m x 3.2m (12'1" x 10'5"); with recessed spotlighting, television point and outlooks across the garden.

**DRESSING ROOM:** With recessed spotlighting and 2 radiators, leading to:



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**EN-SUITE SHOWER ROOM:** 3-piece Roca suite comprising low suite w.c. with push button flush, wall-hung vanity wash-hand basin with chrome mixer tap and storage under, double shower enclosure with fitted Hansgrohe thermostatic shower with fixed showerhead and separate handheld showerhead, fully tiled walls, tiled floor, heated ladder style towel rail and extractor.

**BEDROOM TWO:** 3.3m x 3.5m (10'11" x 11'7"); with recessed spotlighting, television point, outlooks across the front garden and loft storage.

**SHOWER ROOM:** 3-piece Roca suite comprising low suite w.c. with push button flush, wall-hung vanity wash-hand basin with chrome mixer tap and storage under, walk-in shower with glass door, fitted fixed head rain style shower and separate handheld showerhead, tall heated ladder style towel rail, fully tiled walls and tiled floor.

Steps down from the entrance hallway to LOWER GROUND FLOOR leading to:

#### OPEN-PLAN KITCHEN AND LIVING AREA:

**Kitchen Area:** 4.8m x 3.8m (15'10" x 12'5"); with a fitted modern newly installed green shaker style kitchen with white marble work surface and splashback with central island unit with marble work surface, built-under one-and-a-half bowl stainless steel sink unit with brushed steel mixer tap and draining board carved into worktop, integrated electric fan oven, integrated microwave combination oven, 4-ring induction hob with extractor over, fridge-freezer, dishwasher, large corner larder cupboard with shelving, spotlight and electric sockets, modern inset electric fire with tv recess above, recessed spotlighting, feature herringbone LVT flooring and open to:

**Lounge:** 3.0m x 3.5m (9'11" x 11'7"); with large window to side and window to front with attractive outlooks across trees, recessed spotlighting, television point and wood effect herringbone LVT flooring.

**SNUG:** 3.7m x 2.5m (12'1" x 8'2"); with recessed spotlighting, television point and attractive outlooks across the Dene.



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A few steps from the entrance hall lead to:

#### FIRST FLOOR:

**BEDROOM THREE:** 3.8m x 2.4m (12'4" x 8'0"); with recessed spotlighting, television point and attractive outlooks towards the trees over The Dene.

**OUTSIDE:** The property has a gravel driveway providing parking for 2 cars. Timber double gates lead to a gravel pathway with steps down to the front door with feature lighting. There is a lawned front garden with Indian stone paved patio area with glass balustrade and steps down to Indian stone pathways leading round to either side of the house. There is an attached boiler house with central heating boiler.

To both sides of the property and the rear there are Indian stone paved patio areas. There is also a timber storage shed.

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

**HEATING:** Oil fired hot water central heating.

**TENURE:** Freehold.

**COUNCIL TAX BAND:** C

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

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

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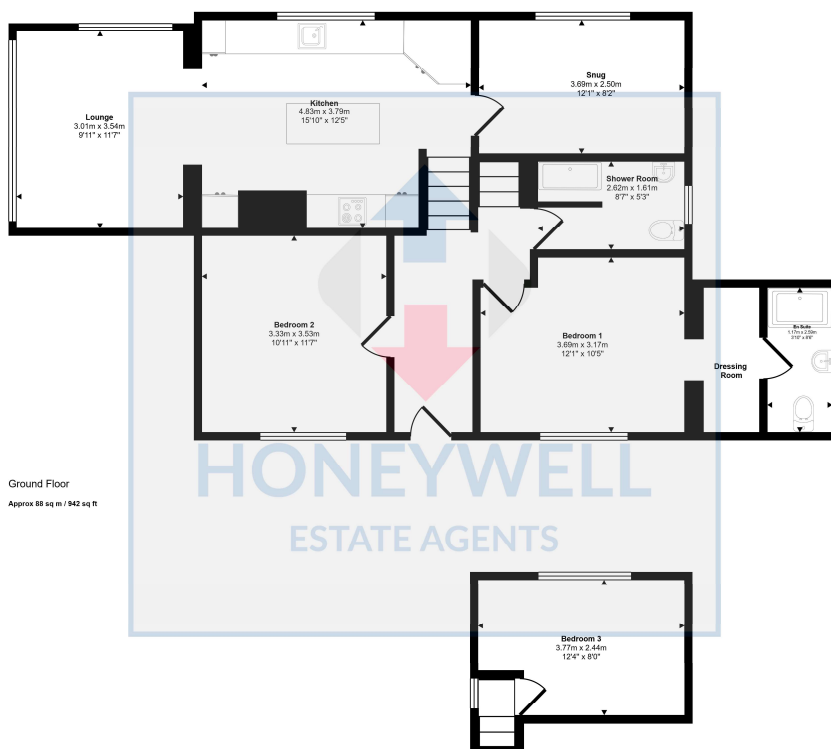
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Approx Gross Internal Area  
97 sq m / 1045 sq ft



Ground Floor  
Approx 88 sq m / 942 sq ft

First Floor  
Approx 10 sq m / 103 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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*6b The Dene, Hurst Green, BB7 9QF  
CD/CJ/191124*

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