

25 EDWARD DRIVE
CLITHEROE
BB7 1EF

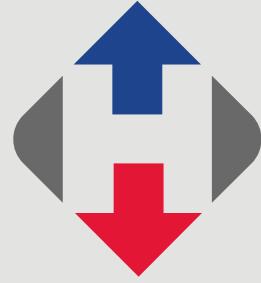
£387,500



- A stunning detached family home
- 4 good bedrooms, master en suite
- Living room, excellent dining kitchen
- Sought after Ribble Valley development
- Extensive upgrades throughout
- Good size gardens, garage, drive
- Gas CH & UPVC double glazing
- 122 m² (1,315 sq ft) including garage

honeywell.co.uk

Enjoying a corner plot on this popular estate, situated around a 10 minute walk to Holmes Mill and the centre of Clitheroe, 25 Edward Drive has been extensively improved by the current owners over the original specification. These include an upgraded kitchen and appliances, along with upgrades to the bathrooms and landscaping to the front and rear gardens.



The property enjoys four good size bedrooms, an en-suite shower room, house bathroom, large living room with feature bay window, superb fitted dining kitchen, useful utility room and cloakroom, along with an integral garage.

LOCATION: From our sales office travel down Castle Street and turn right onto Wellgate, follow the road around onto Lowergate and proceed straight over the next 2 mini roundabouts onto Whalley Road. Follow Whalley Road along for a short while before turning off onto Primrose Road on the right-hand side. Follow this road along and round to the right before turning left onto the Montgomerie Gardens development and Edward Drive. Follow Edward Drive through the estate and number 25 is on the left-hand side.

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

ENTRANCE HALLWAY: With a composite external door, vinyl flooring and staircase to the first-floor landing.

LIVING ROOM: 3.3m x 5.4m (10'11" x 17'9"); with feature bay window, television point & telephone points.

DINING KITCHEN: 6.2m x 3m (20'4" x 9'9"); with an upgraded fitted kitchen and appliances. with basin wall level storage cupboards and soft close drawers, a range of built in appliances including

fridge/freezer, double electric oven and grill, 4 ring induction hob with a stainless steel extractor over, wine chiller, dishwasher, one and a half bowl sink unit, tiled flooring, low voltage lighting, French doors to the rear garden, integral door to the garage and understairs storage cupboard with consumer unit.

UTILITY ROOM: 1.5m x 1.7m (4'11" x 5'8"); with base level storage cupboards, stainless steel sink unit, plumbed and drained for an automatic washing machine, tiled flooring, Baxi combination central heating boiler and composite external door to the rear garden

CLOAKROOM: 2-piece suite in white comprising a low level w.c., vanity wash-hand basin and half tiled walls.

INTEGRAL GARAGE: 2.3m x 4.9m (7'6" x 16'2"); with up and over door, power & lighting points.

FIRST FLOOR:

LANDING: with built-in storage cupboard and hot water cistern, attic access point with drop down ladder.





BEDROOM ONE: 3.4m x 3.5m (11" x 11'6"); with fitted wardrobes to one wall, television point.

EN-SUITE SHOWER ROOM: 3-piece suite in white comprising a low level w.c., pedestal handwash basin, vanity sink unit, half tiled walls, heated stainless steel towel rail, tiled flooring, low voltage lighting and extractor fan.

BEDROOM TWO: 3.3m x 3.4m (10'9" x 11'3"); with fitted wardrobes to one wall, built in storage cupboards and television point.

BEDROOM THREE: 2.9m x 3m (9'4" x 9'11"); with fitted wardrobes to one wall.

BEDROOM FOUR: 2.7m x 3.2m (8'11" x 10'7")

HOUSE BATHROOM: 3-piece suite in white comprising a low level w.c., vanity handwash basin and a panelled bath with electric shower over & vanity screen, majority-tiled walls, tiled flooring, heated stainless steel towel rail, low voltage lighting and extractor fan.

OUTSIDE: To the front of the property is a landscaped lawned garden with slate boarders which continue around the side of the property. A driveway provides off road parking for 2 cars



leading to the integral garage. A pathway leads around the side of the property to an excellent size landscaped low maintenance rear garden. The garden is majority high quality artificial lawn with porcelain paved patio areas and pathways and slate boarders. The garden enjoys a south-easterly aspect with sun the majority of the day. External power and water points. Hot tub available by separate negotiation.

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. Exterior CCTV system.

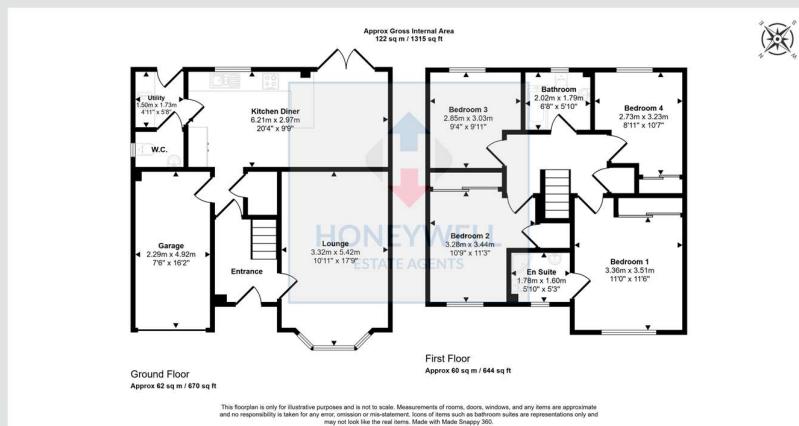
COUNCIL TAX BAND E.

EPC: The energy efficiency rating for this 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.





1 Medlock Way, Clitheroe, BB7 2FG
MJ/SW/140126

Selling Your House?

We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk



HoneywellEstateAgents

HoneywellAgents

honeywell.co.uk

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.