

Asland Crescent, Clitheroe. BB7 2FP

Offers Over £435,000 Leasehold

FOR SALE



Blackburn
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PROPERTY DESCRIPTION

An impressive modern detached family home being brought to the market situated tucked away at the far end of Asland Crescent on the outskirts of this highly sought after development boasting attractively presented accommodation and with excellent views and private aspects to enjoy, both to the front and rear over Pendle Hill, Kemple End, adjoining a lovely grassed play area with lovely countryside walks to enjoy from the doorstep. This desirable home provides a well planned layout with a deceptive light and airy interior and is situated on a generous plot with excellent landscaped gardens. The ground floor provides a spacious entrance hallway with cloakroom and double doors leading to a sizeable lounge off to the front with bay window and beautiful fireplace with pleasant private outlooks. A superbly appointed full width modern dining kitchen is positioned to the rear with a generous array of fitted units and appliances with french doors out to the garden, within this fantastic open plan room is a further sociable living space with feature inset fire and alcove lighting and additional external french doors with garden aspects. The first floor has five flexible bedrooms in total, four of which are all excellent doubles and two of which have modern en-suite shower rooms. The landing has storage and there is a modern three piece family bathroom.

Externally there is a block paved double driveway to the front, lawned garden area with planted borders and paved pathways and external lighting. Integral single garage approx. 17'3" x 8'3" with up and over door, power and lighting. Side gate access leading to an impressive landscaped private south-east facing rear garden, attractively laid to capture the sunshine with a large lawn and stone paved patio areas with raised planted borders, large side timber store, timber fencing surround, laurel hedging, external lighting and cold water tap. Early internal viewing is highly recommended.

FEATURES

- Stunning Modern Detached Family Home
- 5 Generous Bedrooms & 2 Modern En-suites
- Superb Open Living Dining Kitchen
- Fantastic Sized Plot With Landscaped Gardens
- Lovely Position With Private Front Aspects
- Double Driveway & Integral Garage
- Hallway, 2-pce Cloakroom, Utility
- Sought-After Development



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

17' 9" x 6' 3" (5.41m x 1.91m)

Composite double glazed front door, panelled radiator, built-in storage cupboard, recessed spotlighting. alarm control panelled, attractive spindle staircase leading to first floor, open under stairs storage area, glazed double wood doors through to lounge.

Lounge

20' 2" x 11' 0" (6.15m x 3.35m)

measurements into bay window
Beautiful limestone feature fireplace surround and hearth with inset log effect electric fire, uPVC feature bay window with private outlooks across the grassed play area with distant views across towards Longridge fells, double opening wood glazed doors leading through to kitchen, 2x panelled radiators, television point.

Cloakroom

Modern 2-pce white suite comprising low level w.c., vanity wash basin with built-in cupboard under with mixer tap, fully tiled walls, panelled radiator, tiled flooring, uPVC double glazed window.

Open Plan Living Kitchen

27' 3" max x 17' 3" max (8.31m x 5.26m)

into bay french doors
Fantastic light and airy open space with an attractive contemporary fitted kitchen with a range of cream high gloss wall, base and drawer units with complementary wood

style working surfaces, part tiled walls, LED under unit spot lighting, stainless steel 1½ sink drainer unit with mixer tap and pull out spray, an array of integrated appliances including fridge freezer, dishwasher, electric oven and grill with 4-ring gas hob with stainless steel filter canopy over kick plinth heater, recessed spot lighting, uPVC double glazed window, wood finish fitted vinyl flooring.

Dining Area: uPVC french opening doors and glazed surround into bay flowing through into Living Area with recessed spotlighting, uPVC french opening doors leading out onto rear garden, feature inset plasma electric log effect fire with feature display alcoves with lighting, wood finish vinyl fitted flooring.

Utility Room

8' 8" x 5' 1" (2.64m x 1.55m)

Cream modern fitted wall and base units with complementary laminate working surfaces and upstands, wall mounted gas central heating boiler, plumbing for washing machine, composite double glazed side door, panelled radiator, extractor fan, wood effect fitted vinyl flooring, recessed spotlighting.

First Floor

Landing

Panelled radiator, built-in storage cupboard also housing hot water cylinder, loft access.

Bedroom One (front)

13' 7" x 11' 2" (4.14m x 3.40m)

ROOM DESCRIPTIONS

Excellent double bedroom with carpet flooring, 2x uPVC double glazed windows with attractive private outlooks and distant views over neighbouring countryside, panelled radiator, television point.

En-suite Shower Room

Modern white 3-pce white suite comprising double shower enclosure and thermostatic shower and fitted screen, panelled radiator, extractor fan, shaver point, low level w.c., vanity wash basin with mixer tap and built-in drawer under, part tiled walls, wood style fitted vinyl flooring.

Bedroom Two (rear)

11' 0" x 10' 5" (3.35m x 3.17m)
Spacious double bedroom boasting a second additional en-suite shower room with carpet flooring, panelled radiator, television point, uPVC double glazed window with attractive views across towards Pendle Hill.

En-suite Shower Room

Modern 3-pce white suite comprising pedestal wash basin with mixer tap, low level w.c., double shower enclosure with thermostatic shower and sliding glazed door, extractor fan, wood style vinyl fitted flooring, shaver point, panelled radiator.

Bedroom Three (front)

13' 3" x 8' 11" (4.04m x 2.72m) plus alcove area
Ample double bedroom with carpet flooring, panelled radiator, velux window, television point.

Bedroom Four (rear)

11' 3" x 8' 11" (3.43m x 2.72m)
Double bedroom with carpet flooring, panelled radiator, television point, uPVC double glazed window with views over rear garden and aspects across towards Pendle Hill.

Bedroom Five (front)

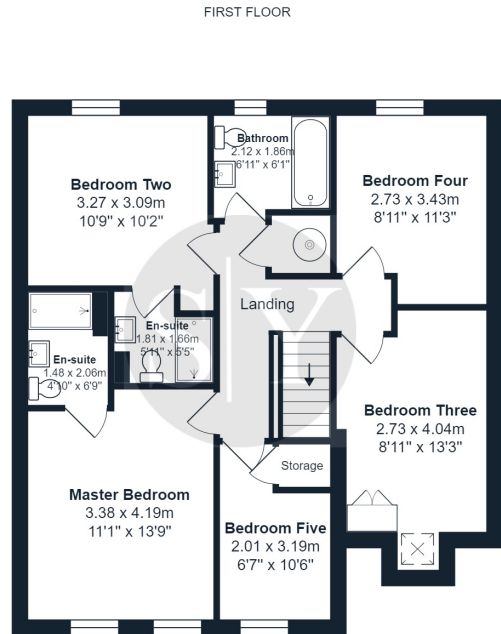
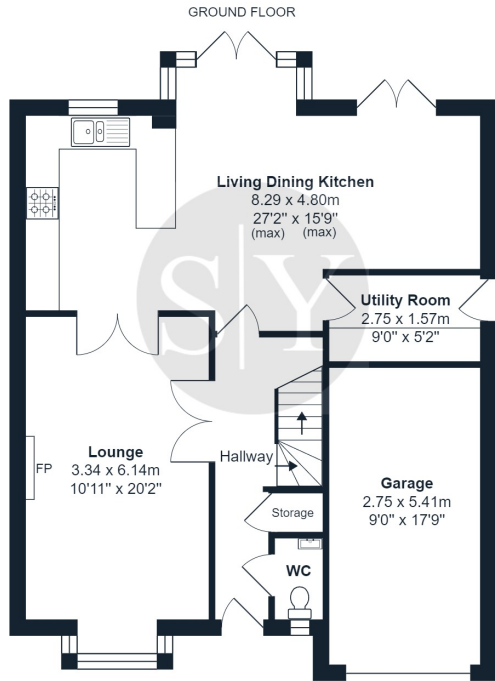
10' 6" x 6' 7" (3.20m x 2.01m)
Versatile single bedroom or flexible home office with carpet flooring, panelled radiator, telephone point, uPVC double glazed window with private front aspects.

Family Bathroom

Modern 3-pce white suite comprising panelled bath with mixer tap, low level w.c., vanity wash basin with mixer tap, built in drawer unit under, wood style vinyl fitted flooring, shaver point, uPVC double glazed window, extractor fan, panelled radiator.



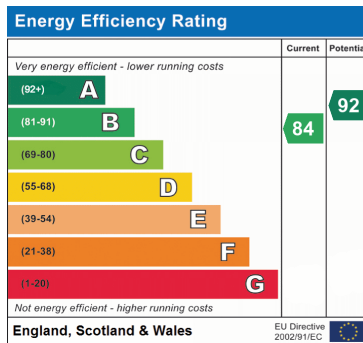
FLOORPLAN & EPC



Asland Crescent, Clitheroe

Total Area: 154.0 m² ... 1658 ft²

All measurements are approximate and for display purposes only.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

