

Knunck Knowles Drive, Clitheroe. BB7 2JF

£479,950 Leasehold

FOR SALE



stones young
sales & lettings

Clitheroe
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PROPERTY DESCRIPTION

This beautiful imposing detached house is located on a highly sought after development tucked away off Waddington Road and Eastham Street, a much favoured location within Clitheroe, set close by to fantastic rural countryside with walks to enjoy direct from the doorstep and is well located with an array of amenities all within walking distance including shops, bars, restaurants, primary and secondary schools and train station. The individuality that the current owners have created within this impressive home is incorporated with many features and various contemporary comforts and is superbly presented throughout with fantastic quality fitments. It provides incredibly versatile light and airy internal family living space which will be an absolute delight to any discerning new purchaser. The accommodation boasts five bedrooms in total, four of which boast array of modern fitted furniture and wardrobes and there are two modern en-suite shower rooms and a recently installed luxury family shower room. On the ground floor is an outstanding open plan living dining kitchen, very much the heart of the home with a stunning contemporary finish and contrasting arrangement of fitments and deluxe appliances with a generous conservatory off to the rear with private aspects across the garden. There is a welcoming entrance hallway with cosy sitting room to the front of the property and an integral garage leads through to a useful utility room and two piece cloakroom.

Externally the property lies on an impressive corner plot with a sizeable low maintenance stone pebbled front garden with planted shrubs and boundary hedging. There is a block paved driveway providing ample parking with an attractive open front porch. Integral single garage measuring approx. 16'9" x 9'4" with electric up and over door, power and lighting also housing a wall mounted Vaillant gas central heating boiler, uPVC window and rear internal personal door. Side gates and pathways lead through to a delightful well landscaped established rear garden with a generous lawned area with attractive planted borders, stone pathways and a lovely elevated indian stone flagged rear patio, a perfect spot for capturing the sunshine. The garden has part walled borders with timber fencing surround with cold water tap and external lighting. An internal viewing is essential to fully appreciate this truly delightful home.



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

11' 9" x 7' 0" (3.58m x 2.13m)

Composite glazed front with double glazed surround, coved cornicing, panelled radiator, laminate wood flooring, spindle staircase leading to first floor.

Sitting Room (front)

9' 1" x 8' 9" (2.77m x 2.67m)

Cosy room with uPVC double glazed window with outlooks over front garden and across cul-de-sac, panelled radiator, television point.

Openplan Living / Dining Kitchen (L Shaped Room)

23' 6" x 11' 4" (7.16m x 3.45m) x 25' 7" x 9' 0" (7.80m x 2.74m)

Outstanding open plan versatile living space which has been brilliantly reconfigured by the current owners offering a superb degree of flexibility.

Lounge Area: panelled radiator, television point, LVT tiled flooring, patio doors leading through to conservatory.

Beautifully designed contemporary kitchen with a contrasting array of full length fitted units with built-in larder, full length integrated fridge, Neff integrated electric eye level oven and grill, Neff microwave and warming drawer with a further array of fantastic co-ordinating wall and base units, with complementary luxury Corian worktops and splash back, 1½ bowl sink unit with integral Corian drainer and built-in Quooker hot water tap, Neff 4-ring all in one induction hob and integral extractor fan, integrated dishwasher, Corian breakfast bar, LVT flooring, recessed spotlights, uPVC double glazed window overlooking private aspects of

rear garden, door leading through to utility and garage.

Flexible dining area: panelled radiator, uPVC double glazed window with attractive front outlooks over cul-de-sac, built-in under stairs storage cupboard.

Conservatory

18' 1" x 10' 3" (5.51m x 3.12m)

Brick built and uPVC construction with 2x uPVC french opening doors and double glazing surround, panelled radiator, tiled flooring, recessed spotlighting, television point, outlooks over rear garden.

Utility Room

8' 4" x 6' 7" (2.54m x 2.01m)

Fitted wall and base units with laminate working surfaces, plumbing for washing machine, stainless steel sink drainer unit, Kardean flooring, rear wood external door leading to garden, panelled radiator, uPVC double glazed window, integral door leading through to garage.

Cloakroom

2-pce suite comprising hand wash basin, low level w.c., uPVC double glazed window.

First Floor

Landing

Spindle balustrade, loft access with wooden drop down ladder leading to partly boarded storage area.

Bedroom One (front)

13' 6" x 9' 2" (4.11m x 2.79m)

Excellent double bedroom with an attractive modern range of fitted furniture

ROOM DESCRIPTIONS

incorporating full length wardrobe, drawers and bed side cabinets, uPVC double glazed window with excellent outlooks over cul-de-sac, television point, panelled radiator.

En-suite Bathroom

7' 1" x 5' 8" (2.16m x 1.73m)

Modern 4-pce white suite comprising panelled bath with thermostatic fixed rain shower over and concealed wall brackets with additional thermostatic shower, dual ceramic basins with mixer taps and surface surround with built-in cupboards and shelving under, low level w.c., feature radiator and towel rail, vinyl fitted flooring, fully tiled walls with mirror, shaver point and recessed spotlighting, extractor fan, uPVC double glazed window.

Bedroom Two (front)

12' 0" x 8' 6" (3.66m x 2.59m)

Good sized double bedroom with uPVC double glazed window with pleasant front aspects, loft access carpet flooring, recessed spot lighting, panelled radiator.

En-suite Shower Room

3-pce white suite comprising separate shower enclosure with electric shower, low level w.c., pedestal wash basin with mixer tap, uPVC double glazed window, extractor fan, recessed spot lighting, vinyl fitted flooring, fully tiled walls.

Bedroom Three (rear)

17' 8" x 6' 4" (5.38m x 1.93m)

Double bedroom with carpet flooring, uPVC double glazed window with excellent distant views over neighbouring countryside, attractive range of modern fitted wardrobes with co-ordinating drawer units, panelled

radiator, television point.

Bedroom Four (front)

11' 1" x 10' 0" (3.38m x 3.05m) Including wardrobes

Double bedroom with carpet flooring, panelled radiator, uPVC double glazed window with front outlooks over cul-de-sac, attractive range of fitted furniture with co-ordinating full length wardrobes, drawers units and dressing table.

Bedroom Five (rear)

9' 7" x 8' 0" (2.92m x 2.44m) plus wardrobes

Double bedroom with carpet flooring, attractive modern fitted furniture incorporating wall to wall fitted wardrobes with shelving and built-in drawer units, panelled radiator, uPVC double glazed window with attractive elevated distant country views.

Family Shower Room

Contemporary 3-pce suite comprising large walk-in double shower enclosure with large thermostatic rain shower and additional thermostatic shower and fixed screen, large vanity wash basin with mixer tap and surface surround with built-in high gloss fitted cupboard under, low level w.c., feature grey ladder style towel radiator, fully tiled walls, Kardean flooring, extractor fan, recessed spot lighting, uPVC double glazed window.

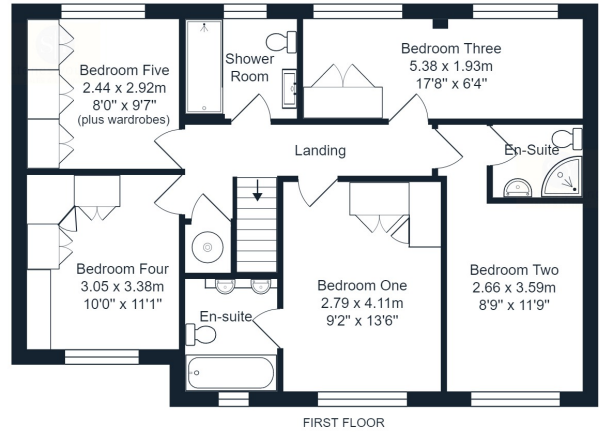
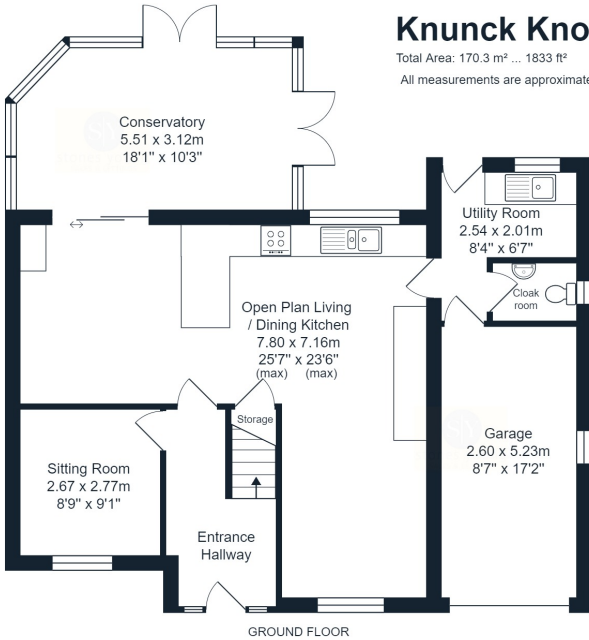


FLOORPLAN & EPC



Knunck Knowles Drive, Clitheroe

Total Area: 170.3 m² ... 1833 ft²
 All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

