

**Warwick Drive, Clitheroe. BB7 2BG**  
**Offers in Region of £425,000 Leasehold**  
**FOR SALE**



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## PROPERTY DESCRIPTION

Nestled in a tranquil, private setting, this stunning four-bedroom semi-detached property on Warwick Drive has been meticulously extended to offer spacious family living with an effortlessly stylish and modern finish. Perfectly positioned within walking distance to the town centre and esteemed primary and secondary schools, including being within walking distance to Clitheroe Grammar School, this property will make an exquisite family home which must be viewed internally to appreciate the exceptional standard of accommodation that this impeccable property has to offer.

Upon entering, you are welcomed by a stunning hallway complete with ample storage, leading seamlessly to the immaculately presented lounge. Decorated in sumptuous neutral tones and featuring a gas fire and built-in storage, this space offers the ideal space for relaxation. As you step into the contemporary, stylish kitchen you'll find ample storage in the form of modern grey shaker-style units with contrasting worktops and high-quality integral appliances. The open-plan layout includes a breakfast bar, creating a versatile and relaxed dining option. This space effortlessly flows into the brick-built conservatory, offering admirable garden views and a fabulous light filled area for dining. Completing the ground floor is a convenient home office, ideal for those working from home, and a spacious utility room. On the first floor you will find the sumptuous master bedroom, adorned with stylish fitted furnishings in a light grey palette and serviced by an en-suite shower room for added luxury. Three additional bedrooms, each as beautiful as the last, and a serene four-piece family bathroom in white, complete the internal accommodation beautifully. Benefiting from gas central heating and uPVC double glazing throughout, this home ensures comfort and energy efficiency year-round.

Outside, the property boasts a large plot with driveway parking and a well-maintained front garden. The generous rear garden features Astroturf, delightful patio areas, decking for outdoor dining, and borders of colourful bedding plants. With meticulous maintenance and care evident throughout, early viewing is highly recommended to fully appreciate the allure of this admirable home, which promises a lifestyle of comfort and sophistication for its fortunate new owners.

## FEATURES

- Remarkable Semi-Detached Family Home
- Desirable Private Setting On Warwick Drive
- Meticulously Extended Creating A Wonderful Family Focused Space
- Four Beautifully Presented Bedrooms
- Contemporary & Stylish Accommodation Throughout
- Within Walking Distance To Clitheroe Grammar School
- Driveway Parking
- Impressive Gardens
- Leasehold; Council Tax Band D



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

11' 11" x 5' 10" (3.63m x 1.78m)

Light and spacious area, composite external front door, Kardean flooring, recessed spotlighting, panelled radiator, spindle staircase leading to first floor.

#### Office

6' 8" x 8' 1" (2.03m x 2.46m)

uPVC double glazed window, panelled radiator, recessed spotlighting, telephone point, built-in cupboard, door leading to cloak room.

#### Lounge

14' 2" x 11' 10" (4.32m x 3.61m)

Lovely light filled room with uPVC double glazed window, coved cornicing, built-in cupboards in alcove areas, television point, carpet flooring, feature surround fireplace with hearth and inset housing coal effect gas fire.

#### Open Plan Dining Kitchen

9' 1" x 11' 7" (2.77m x 3.53m)

Open plan light filled room with an impressive array of contemporary wall, base and drawer units with a luxurious range of granite work tops, breakfast bar and co-ordinating upstands, a range of integrated appliances including fridge freezer, stainless steel double electric Hotpoint oven, dishwasher, 1½ bowl sink drainer unit, 2x uPVC double glazed windows looking out over rear garden, recessed spotlighting, LED plinth lighting, Kardean flooring.

#### Utility Room

6' 11" x 6' 0" (2.11m x 1.83m)

Co-ordinating fitted wall and base units with complementary granite working surfaces, stainless steel sink drainer unit with mixer tap, recessed spot lighting, space for washing machine and tumble dryer, space for fridge freezer, wine rack, Kardean flooring, recessed spotlighting.

#### Living Area

12' 1" x 15' 4" (3.68m x 4.67m)

Stunning open plan family living area, Kardean flooring, recessed spotlighting, panelled radiator, television point, leading through to conservatory.

### Conservatory

9' 8" x 10' 1" (2.95m x 3.07m)

Brick built, uPVC construction, double french doors looking out to lovely private rear garden, solid pitched roof with recessed spotlighting, panelled radiator, Kardean flooring.

### First Floor

#### Master Bedroom

14' 1" x 11' 9" (4.29m x 3.58m)

Double room, carpet flooring, beautiful range of contemporary fitted wardrobes and drawers, under unit lighting, recessed spotlighting, uPVC double glazed window looking out over front garden, panelled radiator.

#### En-Suite

7' 3" x 5' 8" (2.21m x 1.73m)

Luxurious modern 3-pce white suite comprising double walk-in shower, fixed thermostatic rain shower and additional thermostatic shower over, fixed glazed screen, low level w.c., vanity wash basin with mixer tap and grey built-in drawer unit under, chrome ladder style radiator, built-in storage cupboard, recessed spotlighting, uPVC double glazed window.

#### Bedroom Two

14' 2" x 9' 4" (4.32m x 2.84m)

Double room, carpet flooring, panelled radiator, uPVC double glazed window, recessed spotlighting.

#### Bedroom Three

12' 1" x 9' 9" (3.68m x 2.97m)

Double room, carpet flooring, panelled radiator, uPVC double glazed window, views over rear garden and beyond.

#### Bedroom Four

7' 0" x 7' 9" (2.13m x 2.36m)

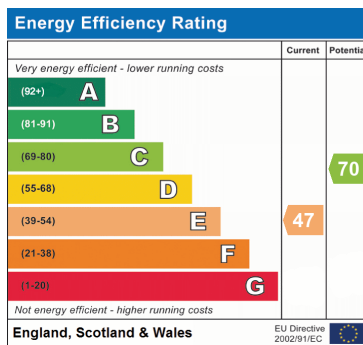
single room, carpet flooring, panelled radiator, uPVC double glazed window.







# EPC



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.