

Hawthorne Place, Clitheroe. BB7 2HU

£430,000 Leasehold

REDUCED



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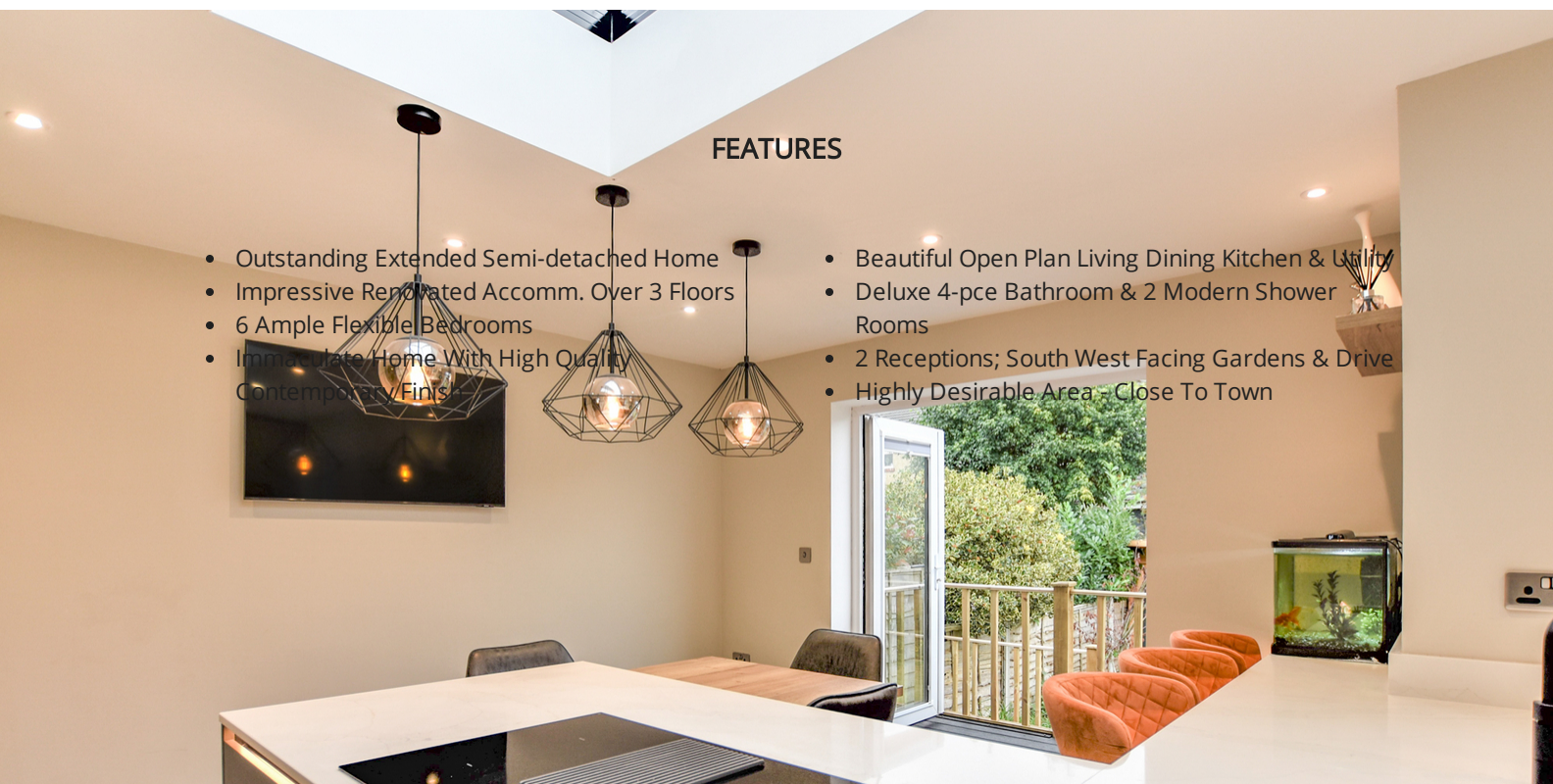
Clitheroe
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PROPERTY DESCRIPTION

An immaculate extended semi-detached home superbly positioned on Hawthorne Place in a highly desirable area just off Waddington Road with elevated rear views towards Pendle Hill and the castle! Well located with an array of amenities all within walking distance including shops, bars, restaurants, primary and secondary schools, train station and with lovely countryside walks to enjoy direct from the doorstep. This impressive property has been completely renovated to the highest of standards by its current owners providing stunning, deceptive family accommodation coupled with an impeccable finish, quality fixtures and fittings offering a fantastic variety of contemporary living spaces throughout which will be an absolute delight to any discerning new purchaser. Extending over three floors the well planned layout has been vastly extended on the ground floor and with the addition of a newly installed second floor. Boasting on the ground floor is an outstanding light filled open plan living dining kitchen with beautiful lantern style roof window, under floor heating and a luxurious array of fitments and appliances, a generous front lounge with feature inset fireplace and stove, additional rear reception room, useful utility room, modern new shower room with versatile ground floor bedroom or home office situated off the entrance hallway. The upper two floors provide light and airy space for five further ample sized bedrooms which offer huge flexibility with a deluxe shower room and a spacious contemporary four piece family bathroom.

Externally there is a private front driveway with contemporary crushed plum slate garden areas, paved pathways, front brick boundary wall and timber side fencing. Side gate access leads to a well landscaped south west facing garden which is pleasantly laid largely to lawn with established planted borders and a large composite decked patio area with attractive balustrade with external lighting, rear timber summer house and open storage area, cold water tap and timber fencing surround. An internal viewing is highly recommended to fully appreciate all that this wonderful property has to offer.



FEATURES

- Outstanding Extended Semi-detached Home
- Impressive Renovated Accomm. Over 3 Floors
- 6 Ample Flexible Bedrooms
- Immaculate Home With High Quality Contemporary Fittings
- Beautiful Open Plan Living Dining Kitchen & Utility
- Deluxe 4-pce Bathroom & 2 Modern Shower Rooms
- 2 Receptions; South West Facing Gardens & Drive
- Highly Desirable Area - Close To Town

ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

Composite front door, uPVC double window.

Hallway

Spindle staircase leading to first floor, under stair storage cupboard also housing manifold pipework for under floor heating, LVT luxury flooring with under floor heating, recessed spotlighting, uPVC double glazed window.

Shower Room

2.17m x 1.47m (7' 1" x 4' 10") Newly installed modern 3-pce white suite comprising corner shower enclosure with thermostatic large rain shower and additional thermostatic shower, low level w.c., hand basin with vanity basin cupboard under with mixer tap, LVT luxury flooring, recessed spotlighting, uPVC double glazed window, contemporary black quartz heated towel rail, extractor fan, large corner built-in cupboard housing Tempest hot water cyclinder and manifold control pipework for plumbing.

Bedroom Six / Office (front)

2.46m x 3.00m (8' 1" x 9' 10") Excellent versatile space with carpet flooring, modern grey vertical panelled radiator, the room is ideal as an additional bedroom or flexible home office with built-in desk area, modern fitted double wardrobe, built-in cupboard, recessed spot lighting, 2x uPVC double glazed windows.

Lounge (front)

3.62m x 4.87m (11' 11" x 16' 0") Lovely light filled room with large uPVC double glazed window, coved cornicing, wall light points, television point, feature modern grey four panelled radiator, beautiful inset fireplace with large stone hearth with mantle over and tiled inset, housing cast iron multi fuel stove.

Rear Living / Sitting Room

4.38m x 4.25m (14' 4" x 13' 11") Excellent L-Shaped room with LVT luxury modern flooring with under floor heating, television point, recessed spot lighting, open to:

Open Plan Living / Dining Kitchen

5.85m x 4.13m (19' 2" x 13' 7") Open plan light filled room with an impressive contemporary range of wall, base and drawer units with a luxurious range of quartz work tops, breakfast bar and co-ordinating upstands with LED under counter lighting, beautiful black pyramid aluminium lantern roof window, black Blanco 1½ bowl sink drainer unit with integral quartz drainer, Quooker hot water tap, Elica 4-ring all in one induction hob and integral extractor fan, Neff integrated dishwasher and AEG built-in fridge freezer, eye level integrated AEG double electric oven, grill and microwave, breakfast bar, integral oak fitted dining table, recessed spot lighting, uPVC double glazed window, uPVC french doors leading out to elevated decked patio, integral perfect fit window blinds, television point, LVT luxury flooring with under floor heating, open to utility.

Utility Room

1.80m x 2.34m (5' 11" x 7' 8") Co-ordinating fitted wall and base units with contrasting quartz work tops, stainless steel sink drainer unit with mixer tap, recessed spot lighting, integrated washing machine, LVT luxury flooring with under floor heating.

Rear Porch / Store Room

Composite external door, wall mounted brand new installed Worcester system boiler, 2x uPVC double glazed windows, LVT luxury flooring.

First Floor

Landing

Spindle balustrade, stair case leading to second floor, 2x uPVC double glazed windows.

ROOM DESCRIPTIONS

Bedroom One (front)

13' 7" x 10' 8" (4.14m x 3.25m) plus wardrobes
Excellent double room with carpet flooring, fitted modern wardrobes to one full wall, four panelled modern grey radiator, television point, uPVC double glazed window.

Bedroom Two (rear)

2.68m x 4.30m (8' 10" x 14' 1")
Double room with carpet flooring, panelled radiator, television point, built-in wardrobes and cupboards over, uPVC double glazed window with lovely views across towards Pendle Hill, St Mary's Parish Church and Clitheroe Castle.

Bedroom Three (rear)

3.53m x 2.34m (11' 7" x 7' 8")
Smaller double bedroom with carpet flooring, panelled radiator, uPVC double glazed window with lovely aspects towards St Marys Parish Church and Clitheroe Castle.

Bathroom

2.47m x 2.90m (8' 1" x 9' 6")
Newly installed luxurious 4-pce family bathroom comprising double ended panelled bath with wall mounted mixer tap, Geberit concealed low level w.c. with wall mounted flush, walk-in double shower enclosure with Crosswater concealed valve thermostatic shower, glazed screen and stone resin shower base, black quartz wall mounted towel rail, wall hung oak contemporary drawer unit with ceramic bowl and black mixer tap, LVT luxury flooring, fully tiled walls, inset alcove with LED lighting, recessed ceiling spotlighting, extractor fan, uPVC double glazed window.

Second Floor

Landing

Built-in loft storage cupboard.

Bedroom Four

3.99m x 2.75m (13' 1" x 9' 0") (some limited head room)
Carpet flooring, panelled radiator, television point, 2x Velux windows, inset recessed LED strip lighting.

Bedroom Five

3.990m x 2.67m (13' 1" x 8' 9") (some limited head room)
Carpet flooring, panelled radiator, television point, inset recessed LED strip lighting, 2x Velux windows with fantastic elevated views across the expanse of Pendle Hill and Clitheroe Castle.

Shower Room

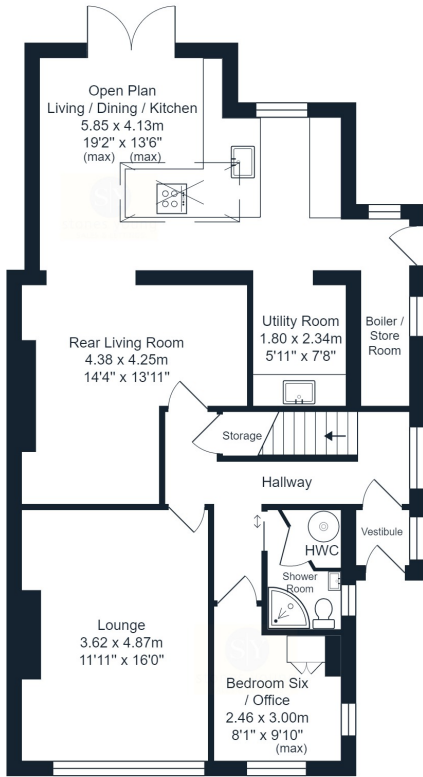
2.52m x 1.84m (8' 3" x 6' 0")
Excellent contemporary 3-pce suite comprising shower enclosure with thermostatic rain shower and additional thermostatic shower, low level w.c., large oak vanity drawer unit with large white basin and surface surround and black mixer tap, quartz wall mounted heated towel rail, Velux window, part tiled walls, LVT luxury flooring, extractor fan, inset recessed LED strip lighting.

Additional Information:

The property has been fully rewired, new heating and plumbing system installed, under floor heating in majority ground floor rooms. Installation of new doors and rear windows. New extension on ground floor and 2nd floor conversion.



FLOORPLAN & EPC

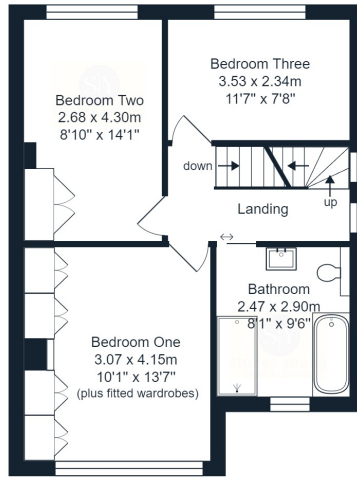


GROUND FLOOR

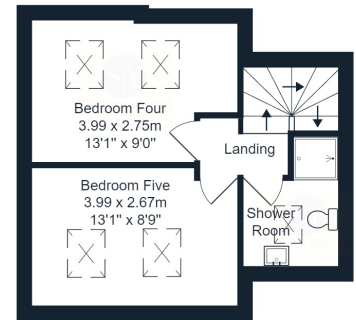
Hawthorne Place, Clitheroe

Total Area: 170.0 m² ... 1829 ft²

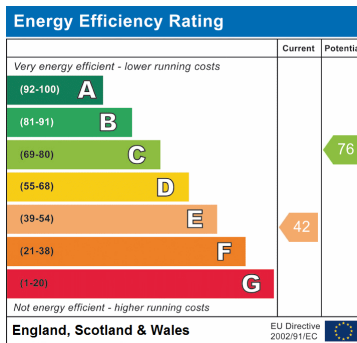
All measurements are approximate and for display purposes only.



FIRST FLOOR



SECOND FLOOR



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.

