



An absolutely magnificent and unique extended semi-detached true bungalow built in 2020 on a large corner plot in this most sought-after development within Clitheroe. Internally, the property has been maintained to the highest standards boasting large extension to the side creating an extra bedroom/garden room, modern kitchen and bathrooms and neutral decor. The property lies under brick-faced and K-rend elevations and is set on a fabulous corner plot (one of the largest on the development) with open views to the front and side. The local amenities of Clitheroe are just a short walk away and the village of Whalley is only a five minute drive.

The accommodation affords: entrance hallway, bedroom two, bedroom one with walk in wardrobe, kitchen, three-piece family shower room and family lounge. Outside there are formal gardens to the front, side and rear and a two-car driveway. Early viewing is highly recommended to appreciate what this beautiful bungalow has to offer.

Internally you are greeted by a spacious entrance hallway with part-glazed composite door to the front, access point to roof void, radiator and door into bedroom two. Bedroom two is a good sized double with windows to the front, double panelled radiator and carpeted floor covering. Adjacent to bedroom two is the large family shower room which has been beautifully finished with tiled walls and floors, pedestal wash basin, low-flush WC, large walk in main feed shower with sliding glass shower screen.

Across the hall lies the dining kitchen with a delightful range of contemporary base and eye level units, integrated appliances including Bosch 4 ring electric hob with extractor hood, Bosch electric oven, integrated fridge freezer and dishwasher, composite work tops, laminate wood effect flooring and ample space for dining area.

Through the kitchen/diner, what was originally the external door, now leads into the side extension with a good sized size porch and external access, door into the WC with dual flush WC with wash basin built in and access into the garden room. This beautiful room, which can happily double up as a third bedroom, is flooded with natural light, boasts a vaulted ceiling and exposed brick wall and french doors onto the side patio - a fantastic addition to this beautiful property.

Towards the rear of the property is the light and airy main bedroom with door into the walk-in-wardrobe which originally was designated as en-suite shower room and has the plumbing available in any purchaser wishes to convert. The main lounge is also located to the rear of the property with upvc double glazed French doors opening onto the rear patio area flooding the room with natural light.

Externally the large sweeping garden areas are made up of predominantly lawned areas, stone and flagged pathways and patios. There is high fencing encasing the property in complete privacy. Ample four-car driveway provides ample parking as well as on-street parking.

Built in 2020 by acclaimed developer Applethwaite Homes for the over 55's this most fantastic, semi-detached true bungalow offers a sense of internal space set on a magnificent, South-West facing plot with timber built summer house.

The house is located close to Clitheroe centre and is just a short walk away from central amenities including train and bus transport links. The town has a medical centre, swimming pool, library, golf club and a wide range of recreational facilities within the lovely, Lancashire countryside. The Ribble Valley is an affluent area with a café culture and a rural & historical heritage making it a desirable and aspirational place to live and visit.

## Services

All mains services are connected.

## Tenure

We understand from the owners to be Freehold.

## Energy Performance Rating

B (83).

## Council Tax

Band C.

## Viewings

Strictly by appointment only.

## Office Hours

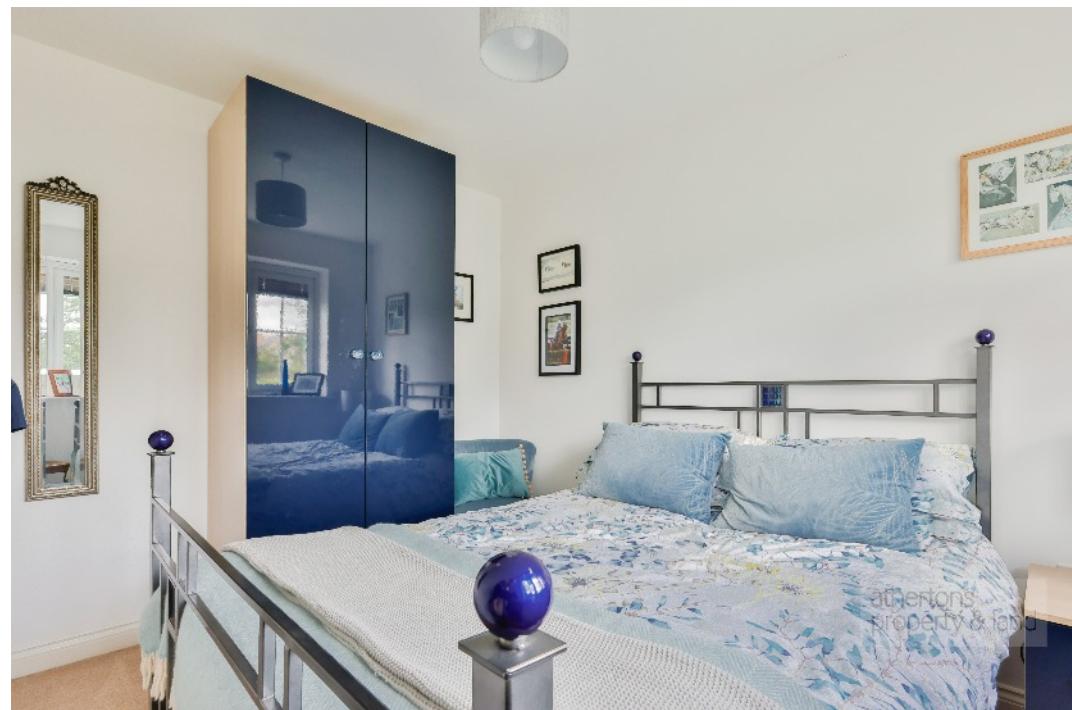
53 King Street, Whalley, BB7 9SP  
Monday to Friday 9.00am to 5.00pm  
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## Athertons Website

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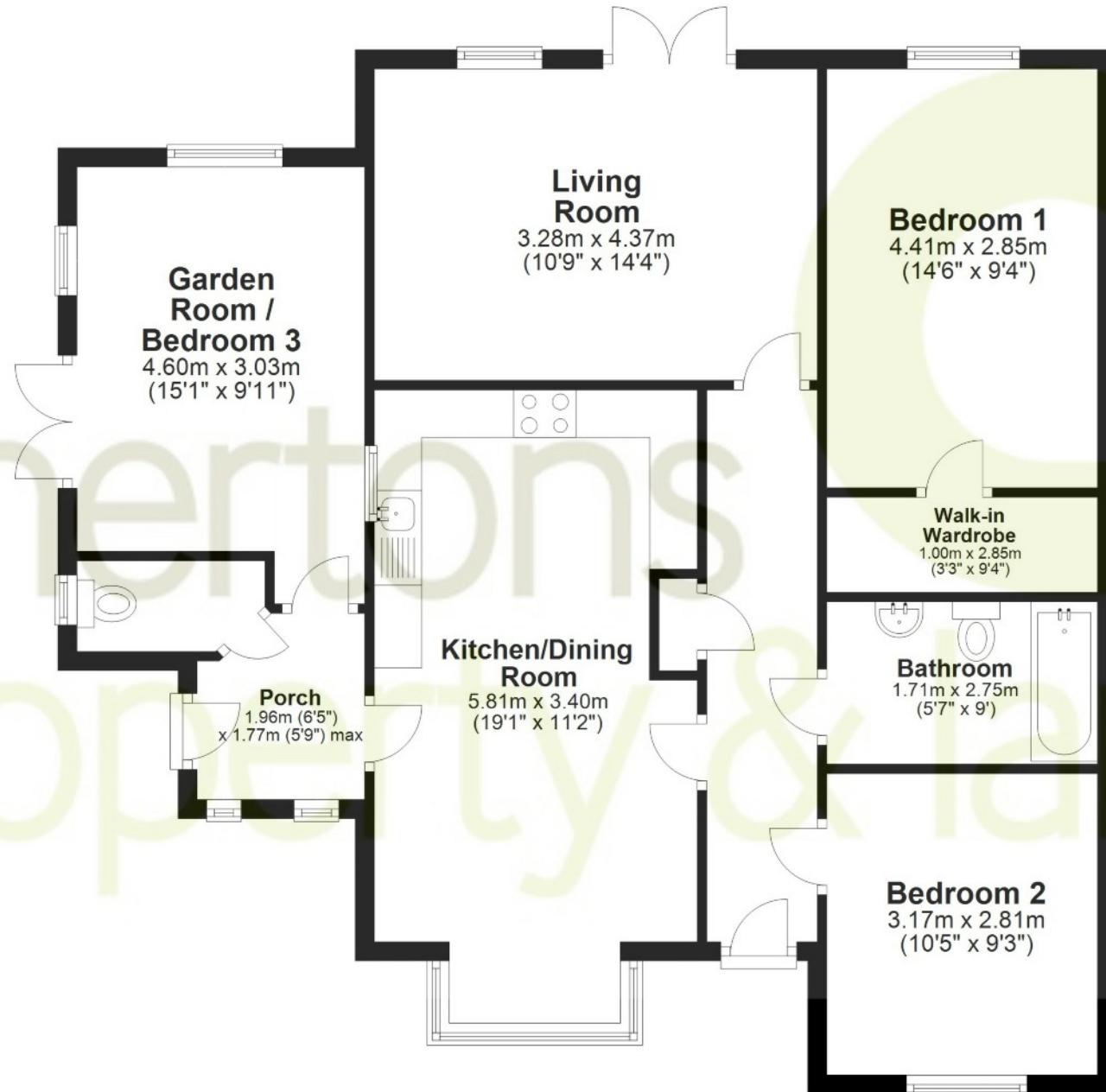






## Ground Floor

Approx. 94.7 sq. metres (1019.4 sq. feet)



Total area: approx. 94.7 sq. metres (1019.4 sq. feet)





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