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Blakewater Road, Clitheroe, Ribble Valley BB7
£365,000



Tucked away in a highly sought-after residential setting on Blakewater Road, in the heart of Clitheroe within the picturesque Ribble Valley, this exceptional three-bedroom detached home offers a superb blend of contemporary design and practical family living. Having undergone a comprehensive programme of refurbishment, the property has been thoughtfully extended to the rear, creating a stunning open-plan living environment perfectly suited to modern lifestyles. Positioned just a stone's throw from the banks of the River Ribble and surrounded by beautiful countryside walks and playing fields, this is a home that effortlessly combines style, space and location.

Upon entering, a welcoming L-shaped hallway with stylish wall panelling and tiled flooring sets the tone for the quality found throughout. The ground floor accommodation has been carefully designed with both flexibility and flow in mind. A beautifully refurbished two-piece WC sits off the hallway, whilst a snug to the front elevation provides an ideal retreat for children or a cosy second sitting room.

The former garage has been cleverly adapted to create a highly practical utility and boot room, complete with tiled flooring, base units and plumbing for laundry appliances – a perfect everyday entrance for busy households.

The true heart of the home lies to the rear, where a substantial extension has transformed the living space into an impressive open-plan kitchen, dining and living area. Flooded with natural light from skylights above and framed by bi-folding doors opening onto the garden, this space is both striking and functional. Underfoot, tiled flooring with electric underfloor heating ensures year-round comfort. The kitchen itself is finished to an exceptional standard, featuring sleek base and eye-level units, Corian worktops and a central island with breakfast bar. Integrated appliances include a full-length fridge and freezer, Neff electric oven, combi microwave and dishwasher, alongside an induction hob with a rising extractor fan.

Complementing this space is a separate living room, centred around a contemporary electric fireplace, with split bi-folding doors allowing for either open-plan living or a more private setting when desired.

To the first floor, the property continues to impress. The landing provides access to a boarded loft space via drop down ladder, alongside a useful airing cupboard. The principal bedroom benefits from full-length fitted wardrobes and a private en-suite shower room. A further double bedroom also features fitted wardrobes, whilst the third bedroom offers a well-proportioned single room, ideal as a nursery, dressing room or home office. The main family bathroom is finished with tiled elevations and comprises a panelled bath, wash basin and WC.

Externally, the property enjoys generous and well-maintained grounds. To the front, a double driveway is complemented by an additional gravelled parking area, electric vehicle charging point and access to a garage store. Gated access leads through to the rear, where a standout south-facing garden provides an excellent outdoor entertaining space. A full-width composite decking area offers the perfect setting for al fresco dining, overlooking a lawned garden bordered by raised flower beds.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold. Annual service charge approx £190.

Energy Performance Rating

B (83).

Council Tax

Band D.

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley, BB7 9SP
Monday to Friday - 9.00am to 5.00pm
Saturday - 9.30am to 1.30pm

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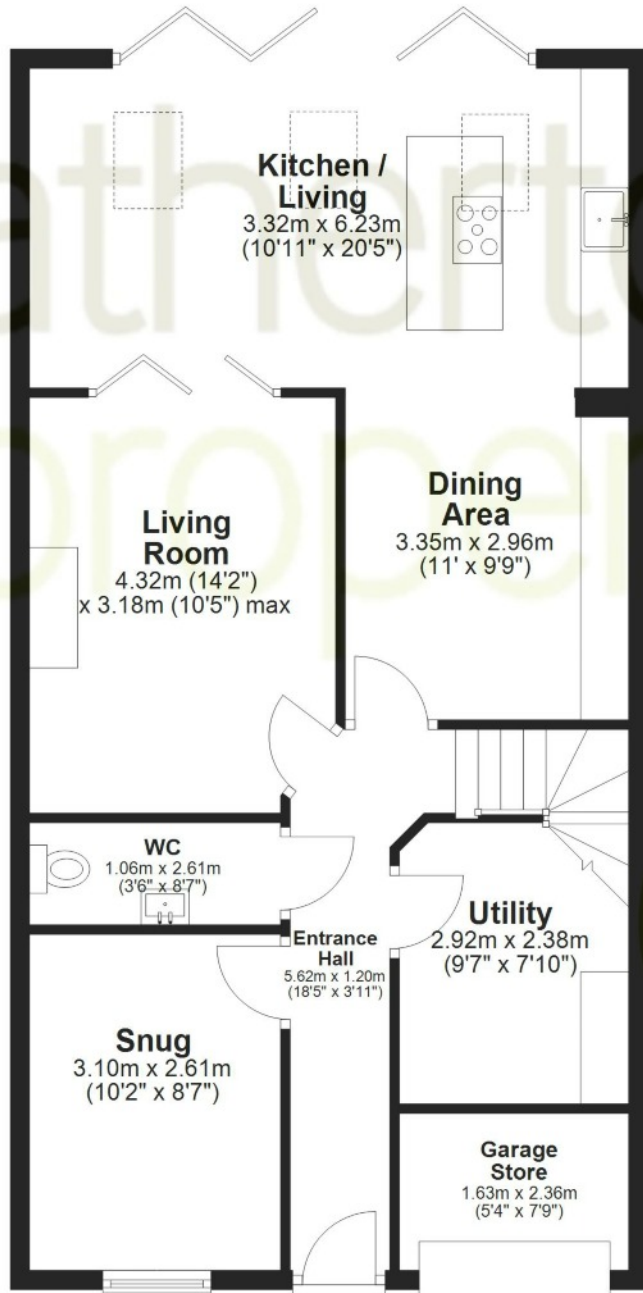


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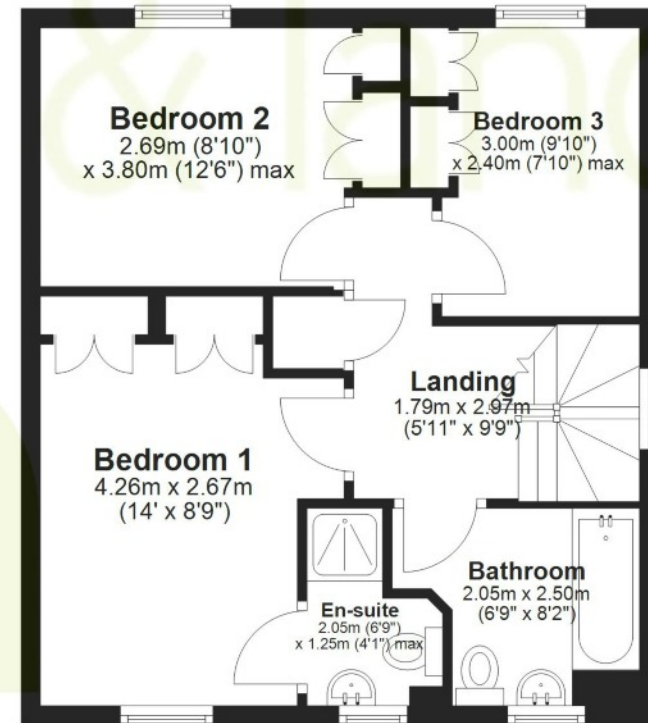
Ground Floor

Approx. 76.8 sq. metres (826.7 sq. feet)



First Floor

Approx. 44.3 sq. metres (476.8 sq. feet)



Total area: approx. 121.1 sq. metres (1303.5 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.
Plan produced using PlanUp.





