



An immaculate modern detached family home sat in a spacious plot with beautifully landscaped gardens and summer house. Offered for sale with no chain delay, there are an abundance of quality fittings and extras including fitted wardrobes in the bedrooms affording an excellent specification to this four bedroom home. With gardens to the front and rear as well as double driveway and integral garage, the property is located on a popular modern development by Miller Homes and offers an attractive move into the Ribble Valley catchment area for reputable schools.

The property briefly comprises ground floor; entrance hall, lounge, kitchen/diner, utility, wc. First floor; landing, bedrooms one, two, three and four, family bathroom and en-suite off bedroom one.

On the ground floor of the property there is an entrance hall with stairs to the first floor and living room to the left with carpeted flooring and door into the kitchen/diner.

The kitchen diner offers space for family dining, patio doors leading out to the garden and a range of quality fitted units, tiled flooring, worktops, range of appliances including fridge freezer, four ring gas hob with extractor over and dishwasher. There is a separate utility with plumbing for the washing machine, external door to the side of the property and access into the downstairs W.C.

On the first floor there is a spacious and light landing space with airing cupboard leading to the four bedrooms, all with fitted wardrobe or cupboard space, all well-proportioned and the master with its own en-suite shower room and fitted sliding wardrobes. There is a separate family bathroom comprising three piece suite with tiled flooring and part elevations.

Externally there is a front garden laid to lawn and tarmacadam double driveway leading to the garage with manual up and over door. The rear garden has undergone complete transformation on this large, South-West facing plot with large paved patio areas, lawned garden, decked seating area and large timber built summer house with open entry on one side and french doors leading to the other - the perfect space for outdoor entertaining or additional living accommodation.

Conveniently positioned near the heart of Clitheroe and its various conveniences, this residence offers easy access to Edisford Bridge, ideal for leisurely family strolls. Additionally, it boasts proximity to highly regarded local schools. Nestled toward the lower end of Henthorn Road, the property is situated amidst the new Miller Homes development, continuing along Scarloom Road. Its strategic location places it in close proximity to Clitheroe's bustling centre, with essential amenities just a stone's throw away, including transportation hubs for both train and bus services. Moreover, residents can enjoy the convenience of nearby amenities such as a medical centre, swimming pool, library, and golf club, all within reach amidst the picturesque Lancashire countryside.

## Services

All mains services are connected.

## Tenure

We understand from the owners to be Freehold.

## Energy Performance Rating

B (83).

## Council Tax

Band E.

## 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 2.30pm

## Athertons Website

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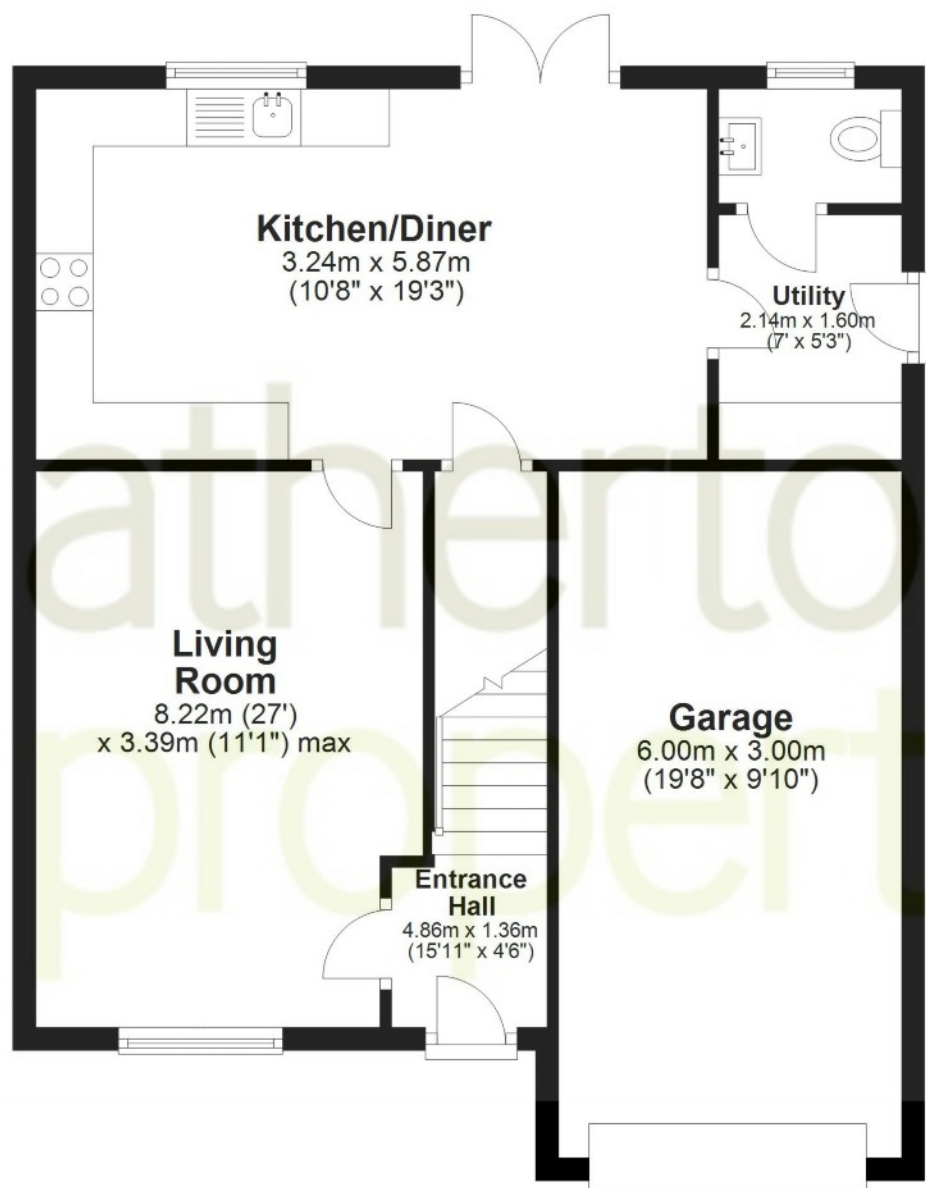






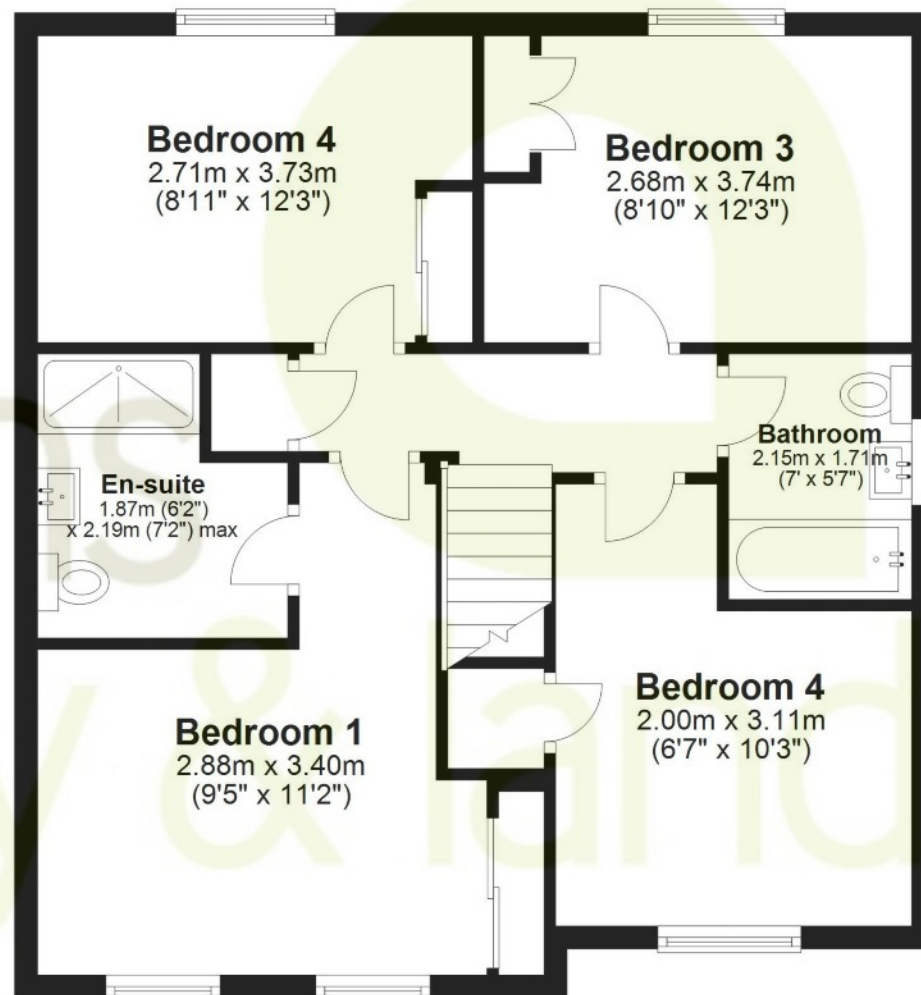
## Ground Floor

Approx. 65.8 sq. metres (708.1 sq. feet)



## First Floor

Approx. 61.8 sq. metres (665.5 sq. feet)



Total area: approx. 127.6 sq. metres (1373.6 sq. feet)









