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Primula Crescent, Clitheroe, Ribble Valley BB7
£475,000



Set within a quiet and highly regarded residential development in Clitheroe, this beautifully presented stone-built detached dormer bungalow offers exceptionally versatile living accommodation, ideally suited to a range of buyers including families, downsizers or those seeking ground floor bedroom facilities. Enjoying open aspects across nearby rugby pitches to the front and a south-west facing garden to the rear, the property combines space, flexibility and a superb setting in equal measure.

From the outset, the home makes an excellent first impression, with a well-maintained frontage, lawned gardens and a double driveway leading to an attached double garage with twin up-and-over doors and lighting. Internally, the accommodation is finished to a high standard throughout and is presented in pristine condition, ready for immediate occupation.

A welcoming entrance hall with panelled staircase and useful storage sets the tone, leading through to a generous bay-fronted lounge, a bright and comfortable reception space. To the front of the property, a further bay-fronted room provides excellent flexibility, currently utilised as a ground floor bedroom but equally suited as an additional reception room or home office. This room benefits from direct access to a fully tiled Jack and Jill en-suite, fitted with a pedestal wash basin, cubicle shower and dual access, enhancing its practicality for both guests and everyday living.

Undoubtedly the heart of the home is the impressive open plan sitting room, kitchen and dining space, spanning the full width of the property. Thoughtfully designed for modern family life and entertaining, this superb room offers ample space for both dining and relaxed seating areas. The kitchen itself is fitted with a range of shaker-style base and eye level units, complemented by integrated Neff appliances including an oven and grill, dishwasher, fridge/freezer and a four-ring gas hob with extractor over. A separate utility room provides additional storage, plumbing for a washing machine, housing for the boiler and an external door leading to the side of the property.

To the first floor, a spacious landing with airing cupboard housing the hot water cylinder leads to three further well-proportioned bedrooms. The principal first floor bedroom is a particularly attractive space, featuring a hip-roof design with a dormer bay window to the front, enjoying elevated views. This room is served by a stylish en-suite shower room, fully tiled and fitted with a vanity wash basin, Aquavision shower and WC. Two further bedrooms include a bright room with skylights and access to extensive eaves storage, alongside a fourth bedroom which would also make an ideal dressing room or study. A family bathroom completes the accommodation, offering a matching suite to the en-suite along with a panelled bath.

Externally, the property continues to impress. To the rear, a large paved patio area with planted borders provides an ideal space for outdoor dining and entertaining, leading onto a sweeping lawn. The garden enjoys a raised position and a desirable south-west facing aspect, ensuring excellent levels of natural sunlight throughout the day. There is also convenient access into the garage from the garden.

Overall, this is a superb opportunity to acquire a spacious and immaculately presented home in a prime Clitheroe location. Offering flexible living accommodation, generous bedroom space and high-quality finishes throughout, the property is perfectly suited to modern family living, all within easy reach of the town's excellent amenities, schools and transport links.

Services

All mains services are connected.

Tenure

We understand from the owners to be TBC.

Energy Performance Rating

TBC.

Council Tax

Band TBC.

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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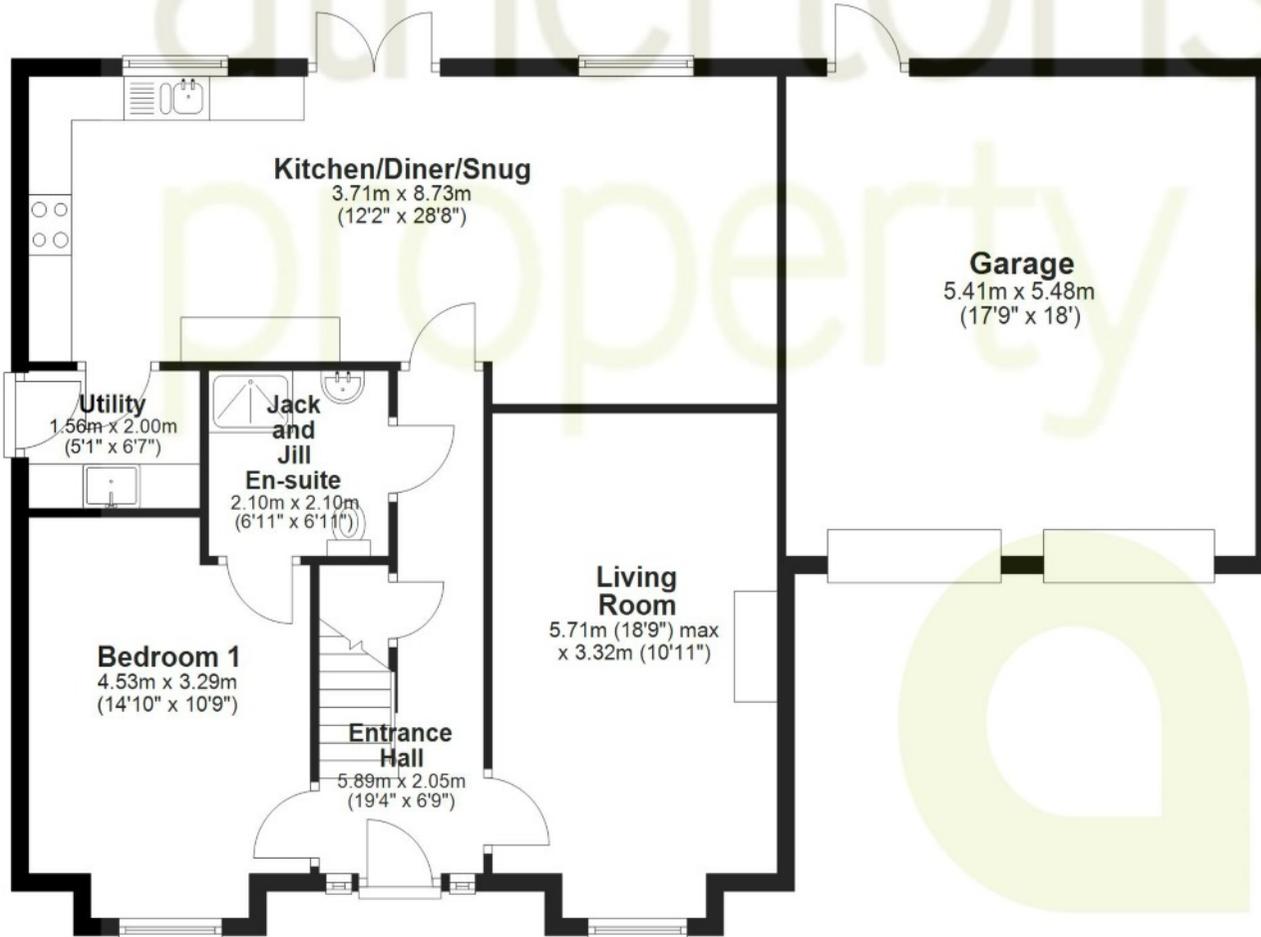
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Ground Floor

Main area: approx. 80.5 sq. metres (866.4 sq. feet)
Plus garages, approx. 29.6 sq. metres (319.1 sq. feet)



First Floor

Approx. 51.0 sq. metres (549.5 sq. feet)
(excluding Eaves Storage)



Main area: Approx. 131.5 sq. metres (1415.9 sq. feet)

Plus garages, approx. 29.6 sq. metres (319.1 sq. feet)

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



