



athertons  
property & land

Primrose Road, Clitheroe, Ribble Valley BB7  
£645,000

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Situated within a highly desirable residential setting in the heart of Clitheroe, this five-bedroom detached residence offers high-quality contemporary family living. Immaculately presented and finished to an excellent standard, the property combines open rear views and an adjoining brook with generous proportions and well-considered design. Offering open-plan living, spacious bedroom accommodation and landscaped outdoor space, the home balances style, sustainability and practicality. Two solar panels, ample off-road parking and a double garage further enhance its appeal.

Upon entering through the exposed stone porch and composite front door, you are welcomed into a bright entrance porch leading into a spacious hallway. Tiled flooring with underfloor heating, black oak glazed internal doors and carefully planned lighting create an immediate sense of quality. From here, access is provided to the principal ground floor rooms, a contemporary two-piece WC and the staircase to the first floor.

The ground floor has been reconfigured to suit modern family life and entertaining. A generous rear reception room features floor-to-ceiling windows and French doors opening onto the garden, allowing excellent natural light, while a large opening into the kitchen diner ensures a seamless flow between spaces. A separate snug/home office provides flexibility for remote working or a playroom.

The open-plan kitchen and family room is a key feature of the home. Fitted with sleek wall and base units complemented by granite worktops, it incorporates high-quality integrated appliances including Neff ovens, an induction hob, dishwasher, fridge, freezer, coffee machine and warming drawer. A one-and-a-half bowl sink with boiling water tap adds practicality, while the central island - complete with under-counter wine fridge - connects to a fitted dining table, creating a sociable and functional layout.

Bi-folding doors open directly onto the rear garden, extending the living space outdoors. A separate utility room provides additional storage and laundry facilities, with internal access to the double garage, currently used as a bar area but equally suited to secure parking or storage.

To the first floor, the landing leads to five double bedrooms and the family bathroom. The principal suite benefits from a Juliet balcony overlooking the rear views, a walk-in wardrobe and a stylish en-suite shower room with tiled floors and walls, mains-fed shower, vanity wash basin and dual-flush WC.

The second bedroom also enjoys a contemporary en-suite shower room, ideal for guests or older children. The remaining three bedrooms are all well-proportioned doubles, offering flexibility for family life or home working. The family bathroom comprises a panelled bath, separate double shower enclosure, vanity wash basin and WC, finished with tiled floors and walls.

Externally, the rear garden has been landscaped for low maintenance. An artificial lawn is complemented by a large paved patio enjoying the south-facing aspect, leading to a composite decking area with sheltered hot tub canopy. Stone bedding areas and open views enhance the setting, while power and lighting add practicality. Tiered access leads down to the brook, where a small seating area provides a peaceful spot and a practical space for washing muddy dogs after countryside walks. The garden enjoys a good degree of privacy.

To the front, a generous driveway provides parking for multiple vehicles and benefits from mains electricity already in situ for electric gate and EV charging point installation. The driveway leads to the double garage with electric up-and-over doors. Stone chippings complete the neat frontage.

## Services

All mains services are connected.

## Tenure

We understand from the owners to be Freehold.

## Energy Performance Rating

C (77).

## Council Tax

Band F.

## 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

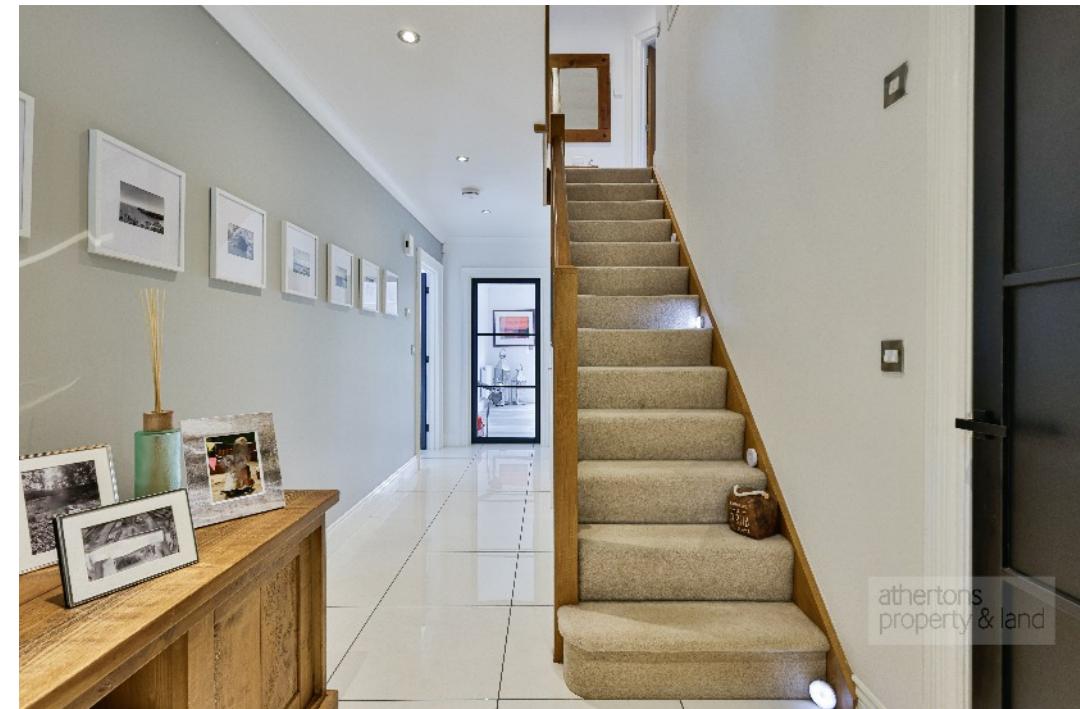
## Money Laundering Regulations

Money Laundering Regulations under The Monday Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

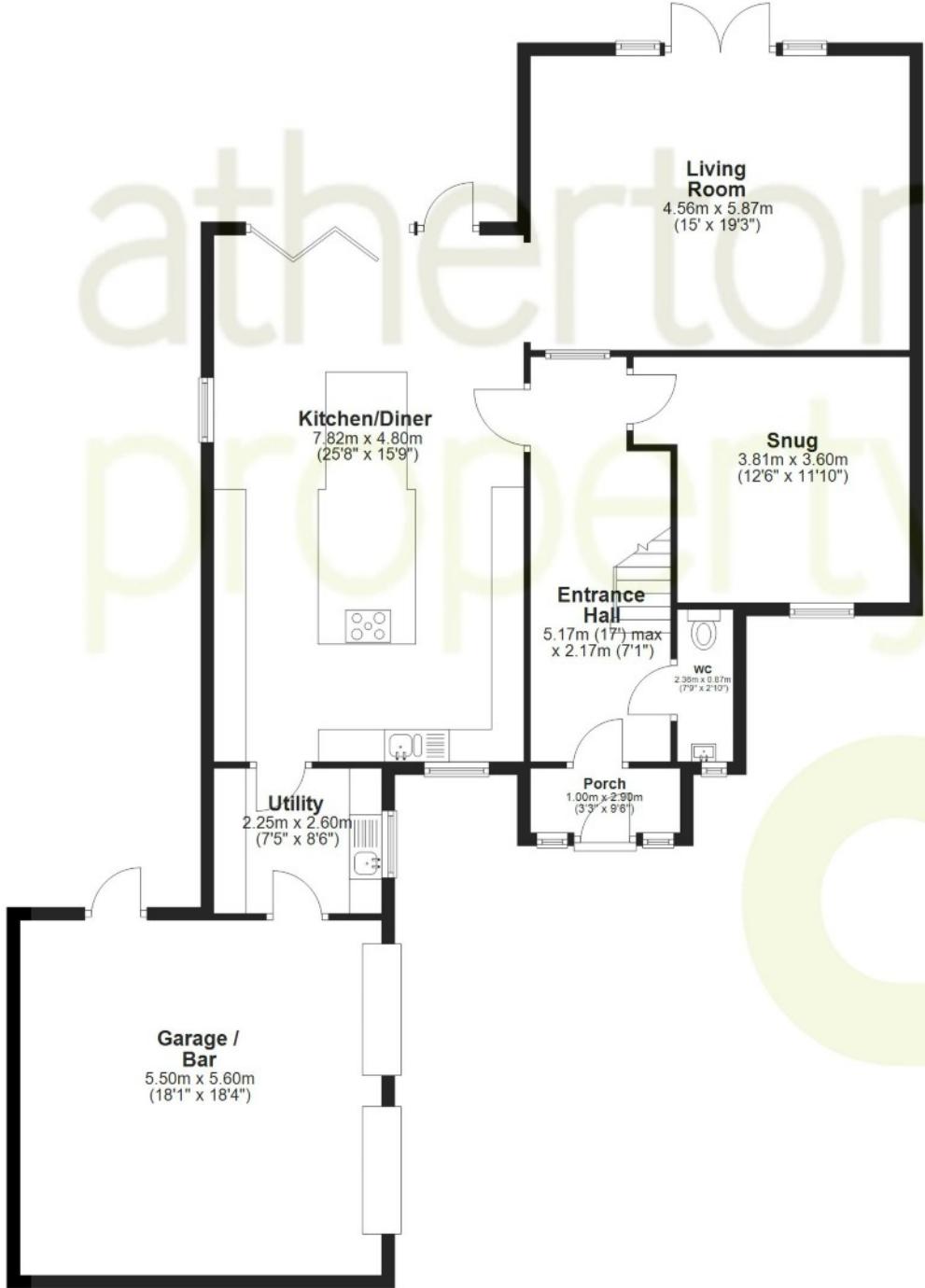
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





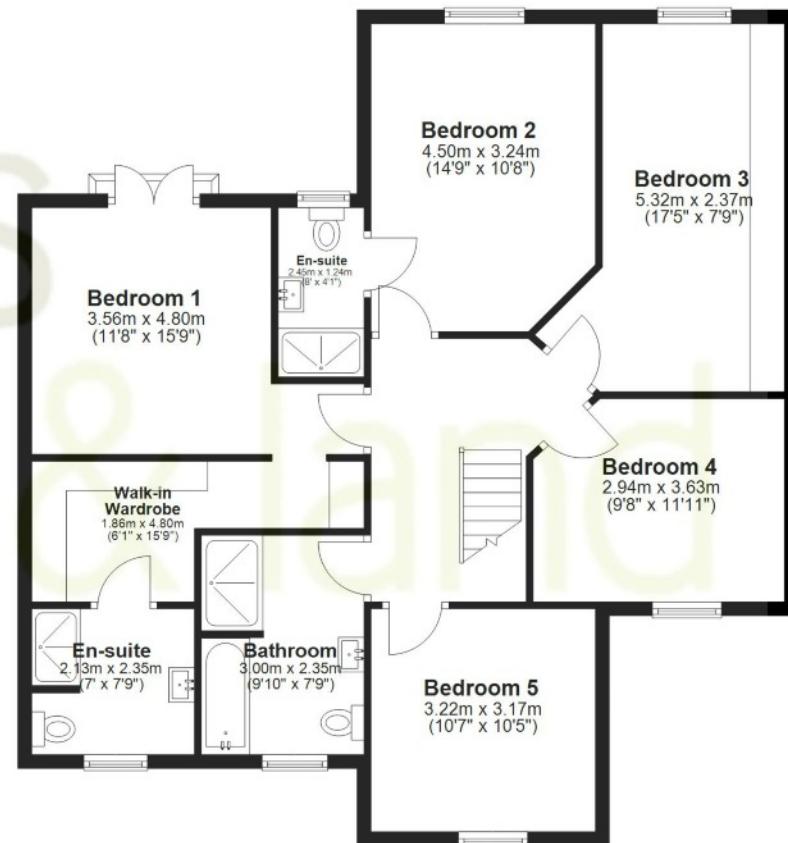
### Ground Floor

Approx. 133.0 sq. metres (1432.1 sq. feet)



### First Floor

Approx. 98.7 sq. metres (1061.9 sq. feet)



Total area: approx. 231.7 sq. metres (2494.0 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.

Plan produced using PlanUp.

