



Clough Lane, Simonstone, BB12 7HW

£499,950

A GORGEOUS DETACHED FAMILY HOME

Nestled on Clough Lane in the charming village of Simonstone, this exquisite three-bedroom detached house presents an exceptional opportunity for families seeking both elegance and practicality. The property boasts a stunning façade that immediately captures attention, showcasing its impressive kerb appeal.

Inside, the home offers generous living spaces, including two well-appointed reception rooms that provide ample room for relaxation and entertainment. The modern kitchen/diner is a highlight, designed for both functionality and style, making it the perfect space for family meals and gatherings. Additionally, a separate utility room and a convenient downstairs WC enhance the home's practicality.

Upstairs, you will find three comfortable bedrooms, with the main bedroom featuring an ensuite shower, ensuring privacy and convenience for the homeowners. The property is set within a spacious garden plot, where the low-maintenance rear garden, complete with artificial turfing and Indian stone paving, offers a serene outdoor retreat. The front garden is equally inviting, adorned with a vibrant array of bedding areas and charming crazy paved paths leading to the entrance.

This delightful home is ideally situated for a growing family, located on the outskirts of Simonstone and in close proximity to the highly regarded St Peter's Church of England Primary School. Furthermore, the property enjoys excellent access to major commuter routes along the M65 and A56, facilitating easy travel to Blackburn, Burnley, Manchester, and the neighbouring town of Clitheroe.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	57	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 3  2  2  D

- Impressive Detached Property
 - Bursting with Potential
 - Off Road Parking and EV Charging Point
 - EPC Rating D
- Three Bedrooms
 - Stunning Surroundings
 - Tenure Freehold
- Two Bathrooms
 - Extensive Gardens
 - Council Tax Band E

Ground Floor

Entrance Porch

4'8 x 3'5 (1.42m x 1.04m)

Hardwood double entrance doors, two single glazed windows and hardwood door to hall.

Hall

7'1 x 4'5 (2.16m x 1.35m)

UPVC double glazed leaded window, central heating radiator, wood effect flooring, doors leading to two reception rooms, understairs storage and stairs to first floor.

Reception Room One

15'0 x 11'5 (4.57m x 3.48m)

UPVC double glazed leaded window, single glazed leaded window, two central heating radiators, coving, remote living flame gas fire and double doors to conservatory.

Conservatory

12'3 x 11'4 (3.73m x 3.45m)

UPVC double glazed part leaded windows, pitched polycarbonate roof, tiled flooring and UPVC double glazed French doors to rear.

Reception Room Two

14'11 x 11'10 (4.55m x 3.61m)

Two UPVC double glazed leaded windows, central heating radiator, cast iron log burner with flag hearth, fitted storage, wood effect flooring, doors leading to utility and kitchen.

Utility

8'6 x 8'5 (2.59m x 2.57m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with laminate work surfaces, plumbing for washing machine, space for dryer, partially tiled elevations, wood effect flooring, door to WC and UPVC double glazed door to rear.

WC

4'3 x 2'11 (1.30m x 0.89m)

Central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, partially tiled elevations, spotlights and wood effect flooring.

Kitchen/Dining Area

17'9 x 16'5 (5.41m x 5.00m)

UPVC double glazed leaded window, central heating radiator, range of panelled wall and base units with marble work surfaces, central island with breakfast bar, Rangemaster cooker with six ring gas hob, integrated extractor hood, ceramic one and a half bowl sink and drainer with mixer tap, integrated dishwasher, wine fridge, space for fridge freezer, pantry cupboard, spotlights, wood effect flooring and UPVC double glazed leaded French doors and windows to rear.

First Floor

Landing

UPVC double glazed leaded window, central heating radiator, doors leading to three bedrooms and shower room.

Bedroom One

14'11 x 11'5 (4.55m x 3.48m)

UPVC double glazed leaded window, central heating radiator, spotlights, fitted wardrobes and door to en suite.

En Suite

5'6 x 3'2 (1.68m x 0.97m)

UPVC double glazed leaded window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower, PVC panelling to ceiling, spotlights, extractor fan, PVC panelled elevations and tiled flooring.

Bedroom Two

9'10 x 9'4 (3.00m x 2.84m)

UPVC double glazed leaded window and central heating radiator.

Bedroom Three

9'6 x 5'9 (2.90m x 1.75m)

UPVC double glazed leaded window, central heating radiator and fitted wardrobe.

Shower Room

6'11 x 5'3 (2.11m x 1.60m)

UPVC double glazed leaded window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosed with rinse head, extractor fan, spotlights, tiled elevations and tiled flooring.

External

Rear

Indian paving with artificial lawn.

Front

Laid to lawn garden with bedding areas, EV charging point and crazy paved path to front entrance door.

