

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(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.

Shipton Road, Clitheroe, BB7 2RZ

£475,000

A STUNNING FOUR BEDROOM DETACHED FAMILY HOME

Situated on Shipton Road in the charming town of Clitheroe, this exquisite detached house is a remarkable new build completed in 2023. Spanning an impressive 1,313 square feet, this property offers a perfect blend of modern living and comfort, making it an ideal family home.

As you enter, you are greeted by a spacious lounge that is both inviting and perfect for relaxation or entertaining guests. The contemporary fitted kitchen is a chef's delight, equipped with modern fixtures and fittings, and seamlessly connects to a separate utility room for added convenience. The ground floor also features a well-appointed downstairs WC, ensuring practicality for family life.

The property boasts four generously sized double bedrooms, each designed with ample storage solutions, including fitted wardrobes. The master bedroom is a true retreat, complete with a stylish modern shower room, while the family bathroom serves the remaining bedrooms with elegance and functionality.

Outside, the lovely laid-to-lawn rear garden provides a serene space for outdoor activities and family gatherings. The property also includes a garage and a driveway, offering ample parking and storage options.

Situated in a sought-after location, this home is perfect for those seeking a blend of modern amenities and a welcoming community atmosphere. With its spacious layout and contemporary design, this property is not to be missed. Come and experience the charm of this delightful family home on Shipton Road.

For further information or to arrange a viewing please contact our Ribble Valley branch at your earliest convenience.

Shipton Road, Clitheroe, BB7 2RZ

£475,000

 4  2  1  B

- An Exceptional Detached Property
- Modern Fixtures And Fittings
- Off Road Parking With Garage
- Tenure Freehold
- Four Generously Sized Bedrooms
- Stylish Interiors
- Council Tax Band F
- Beautiful Private Garden
- Perfect Family Home
- EPC Rating B

Ground Floor

Entrance

Composite double glazed partly frosted door to the hallway.

Hallway

18'6 x 6 (5.64m x 1.83m)

Central heating radiator, smoke alarm, door to the reception room one, WC, kitchen diner, storage cupboard, staircase to the first floor.

Reception Room One

17'8 x 10'9 (5.38m x 3.28m)

UPVC double glazed bay window, central heating radiator, integrated media wall with acoustic wood panelled elevations and electric living flame fire and integrated shelving with downlights and exposed stone feature.

WC

5'9 x 2'10 (1.75m x 0.86m)

Central heating radiator, a two piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, extractor fan, tiled elevations, wood effect laminate flooring.

Kitchen Diner

19'11 x 15'10 (6.07m x 4.83m)

UPVC double glazed window, central heating radiator, a range of panelled wall and base units surface, integrated electric double high rise oven and a five ring gas hob and integrated extractor hood, stainless steel sink and drainer with mixer tap, integrated fridge freezer and dishwasher, plumbing for washing machine, wood effect laminate flooring, UPVC double French doors to the rear, door to the utility room.

Utility Room

7'3 x 6'1 (2.21m x 1.85m)

Central heating radiator, a range of panelled wall and base units, wood effect surface, plumbing for washing machine, wood effect laminate flooring, composite frosted door to the rear.

First Floor

Landing

10'3 x 10 (3.12m x 3.05m)

Central heating radiator, smoke alarm, loft access, doors to four bedrooms, bathroom and storage cupboard.

Bedroom One

15'4 x 12'2 (4.67m x 3.71m)

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

En Suite

7'2 x 7'1 (2.18m x 2.16m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosure, spotlights, extractor fan, tiled elevations, tiled effect lino flooring.

Bedroom Two

13'4 x 10'10 (4.06m x 3.30m)

UPVC double glazed window, central heating radiator, fitted wardrobes, spotlights.

Bedroom Three

11'8 x 8'10 (3.56m x 2.69m)

UPVC double glazed window, central heating radiator, fitted wardrobes, spotlights.

Bedroom Four

10'4 x 9'6 (3.15m x 2.90m)

UPVC double glazed window, central heating radiator, fitted wardrobes, spotlights.

Bathroom

9'7 x 6'3 (2.92m x 1.91m)

UPVC double glazed frosted window, chrome heated towel rail, a four piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap and rinse head, direct feed shower enclosure, spotlights, extractor fan, tiled elevations, tiled effect lino flooring.

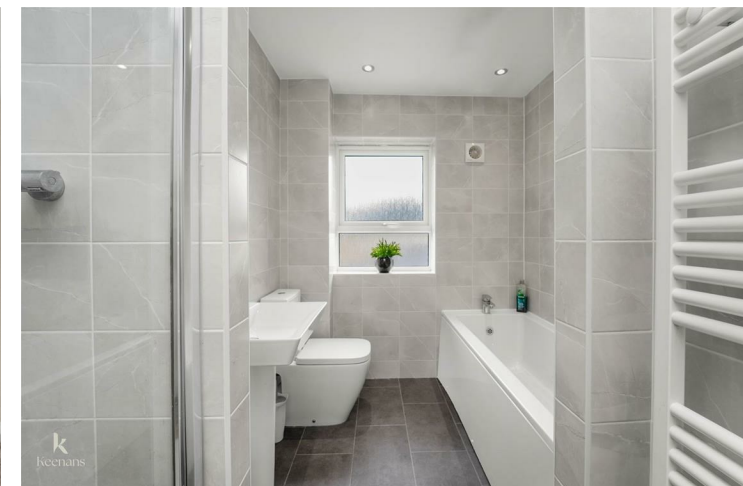
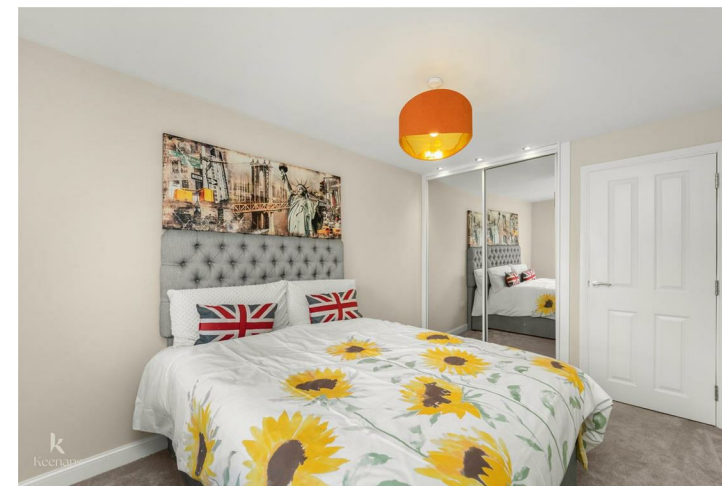
External

Front

Double driveway with stone chippings and bedding areas and mature shrubs.

Rear

Laid to lawn enclosed garden with paving.



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