

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

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Higher Standen Drive, Clitheroe, BB7 1FT

£550,000

A PRESTIGIOUS FOUR BEDROOM, DETACHED FAMILY HOME IN A DESIRABLE AREA OF CLITHEROE

Commanding an enviable position at the end of a quiet cul-de-sac on the beautifully maintained Half Penny Meadows development, this detached, four bedroom family home is being welcomed to the property market. Presented to an immaculate standard throughout, with stylish interiors and an abundance of natural light, the property is perfectly suited for a growing family looking for their dream forever home with easy access to major commuter routes along the A59 and renowned schooling.

The property comprises briefly, to the ground floor: entrance to a welcoming hallway with stairs leading to the first floor and doors providing access to a spacious living room, downstairs WC, dining room and a gorgeous breakfast kitchen open to a family room plus a door to a utility room. The kitchen and living room both have French doors leading to the rear garden. To the first floor is a landing with doors leading to four bedrooms and a modern three piece bathroom suite. The master bedroom, with fitted wardrobes, features an en suite shower room. Externally the property boasts an enclosed laid to lawn rear garden with paved patio and door leading to the detached double garage. To the front is a laid to lawn garden with off road parking for numerous vehicles leading to the garage.

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Higher Standen Drive, Clitheroe, BB7 1FT

£550,000

4 2 2 B

- Impressive Detached Property
- Three Piece Bathroom
- Off Road Parking
- EPC Rating: B
- Four Bedrooms
- En Suite To Main Bedroom
- Freehold
- Contemporary Dining Kitchen
- Laid To Lawn Garden
- Council Tax Band F

Ground Floor

Entrance Hallway

14'11 x 10'11 (4.55m x 3.33m)

Composite double glazed front entrance door, two UPVC double glazed windows, central heating radiator, smoke alarm, tiled flooring, stairs to the first floor, understairs storage and doors to two reception rooms, kitchen and WC.

Reception Room One

14'11 x 14'10 (4.55m x 4.52m)

Two UPVC double glazed windows, central heating radiator, television point and UPVC double glazed French doors to the rear.

WC

6'3 x 3'6 (1.91m x 1.07m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, part tiled elevations, extractor fan, spotlights and tiled flooring.

Reception Room Two

11'2 x 9'9 (3.40m x 2.97m)

Two UPVC double glazed windows, central heating radiator and tiled flooring.

Kitchen

22'4 x 11'1 (6.81m x 3.38m)

Three UPVC double glazed windows, two central heating radiators, range of panelled wall and base units with laminate surfaces, breakfast bar, oven and grill in a high rise unit, four ring gas hob, extractor hood, stainless steel one and a half bowl sink with drainer and mixer tap, integrated dishwasher, washing machine and fridge freezer, enclosed boiler, television point, spotlights, tiled flooring and UPVC double glazed French doors to the rear, open to family room.

Family Room

153 x 9'9 (46.63m x 2.97m)

Two UPVC double glazed windows, two Velux windows, tiled flooring, door to utility room.

Utility Room

9'9 x 4'11 (2.97m x 1.50m)

Velux window, stainless steel sink, plumbing for washing machine and tumble dryer.

First Floor

Landing

UPVC double glazed window, central heating radiator, smoke alarm and doors to four bedrooms, bathroom and airing cupboard.

Bedroom One

19'11 x 11'3 (6.07m x 3.43m)

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

En Suite

7'2 x 5'1 (2.18m x 1.55m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, direct feed shower unit, part tiled elevations, spotlights, extractor fan and tiled flooring.

Bedroom Two

14'6 x 11'11 (4.42m x 3.63m)

Two UPVC double glazed windows and central heating radiator.

Bedroom Three

11' x 8'5 (3.35m x 2.57m)

UPVC double glazed window, central heating radiator and wood effect flooring.

Bedroom Four

10'11 x 9'9 (3.33m x 2.97m)

Two UPVC double glazed windows, central heating radiator and loft access.

Bathroom

7'5 x 6'2 (2.26m x 1.88m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, panelled bath with direct feed shower overhead, part tiled elevations, shaver point, spotlights, extractor fan and tiled flooring.

External

Front

Laid to lawn garden with off road parking for numerous vehicles.

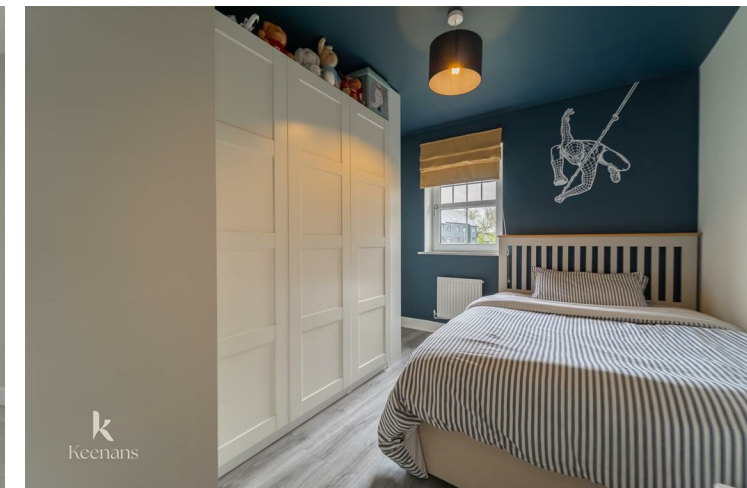
Rear

Laid to lawn garden with paved patio, bedding areas and access to a garage.

Garage

17'4 x 17'1 (5.28m x 5.21m)

Two up and over doors, light and power.



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