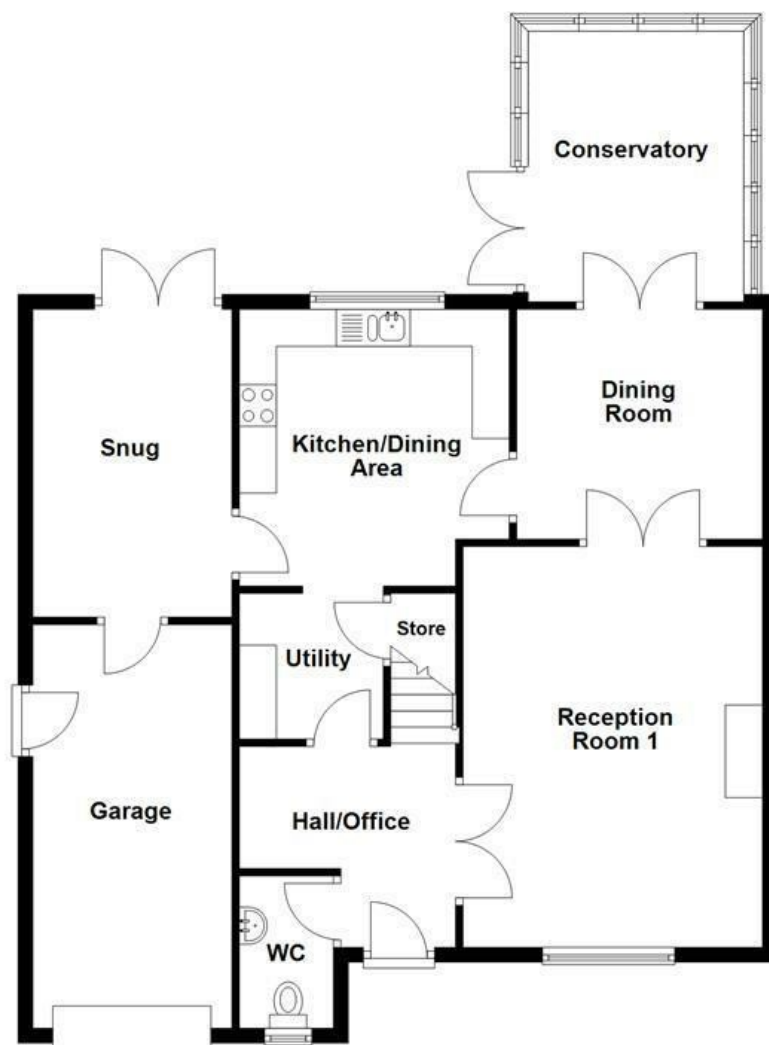
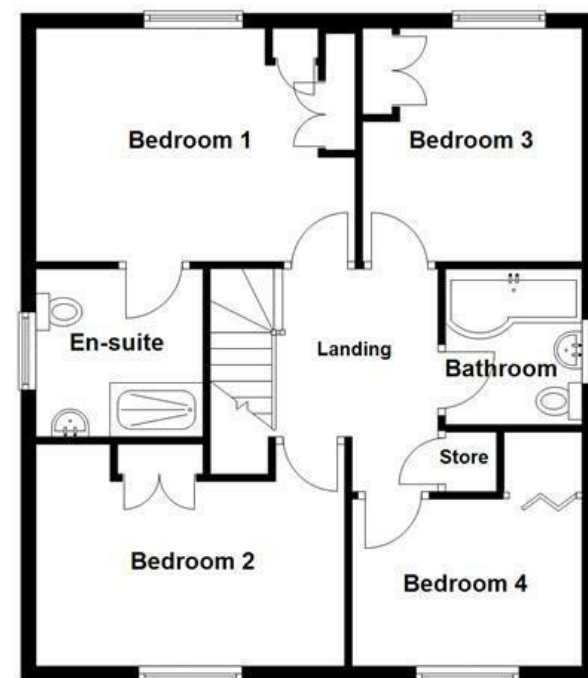


Ground Floor



First Floor



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 68      | 78        |
| (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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Dorset Drive, Clitheroe, BB7 2BQ

£525,000

AN OUTSTANDING DETACHED FAMILY HOME

Nestled in the charming locale of Dorset Drive, Clitheroe, this outstanding detached house, built in 1997, offers an exceptional living experience. With immaculate presentation and modern fixtures, this property has been meticulously maintained to the highest standard, making it a perfect family home.

Boasting four generously sized bedrooms and two well-appointed bathrooms, this residence provides ample space for family living. The property features two inviting reception rooms, allowing for versatile use, whether for entertaining guests or enjoying quiet family time. The neutral decorations throughout create a warm and welcoming atmosphere, providing a complete blank canvas for any potential buyer to personalise to their taste.

The outdoor space is equally impressive, with enviable gardens that include a beautiful stream, perfect for enjoying the serene surroundings. The double driveway and integral garage offer convenience and ample parking, making this home both practical and stylish.

Situated on a quiet cul-de-sac within a sought-after estate, this property is just a stone's throw away from the ever-popular town centre, providing easy access to local amenities and



# Dorset Drive, Clitheroe, BB7 2BQ

£525,000

 4  2  2  D

- Exceptional Detached Property
- Ample Living Space
- Off Road Parking and Garage
- EPC Rating D
- Four Bedrooms
- Bursting with Potential
- Tenure Freehold
- Two Bathrooms
- Extensive Rear Garden
- Council Tax Band E

## Ground Floor

### Entrance Hall/Office

10'7 x 8'10 (3.23m x 2.69m)

UPVC double glazed frosted front door, central heating radiator, coving, smoke detector, wood effect laminate flooring, double doors to reception room one, doors to utility, WC and stairs to first floor.

### WC

6'9 x 4'2 (2.06m x 1.27m )

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, tiled elevations, coving and tiled flooring.

### Reception Room One

17'9 x 13'3 (5.41m x 4.04m )

UPVC double glazed window, central heating radiator, coving, two feature wall lights, gas fire with tiled hearth, surround and limestone mantel, television point and double doors to dining room.

### Dining Room

11'8 x 10'4 (3.56m x 3.15m )

Central heating radiator, coving, wood effect laminate flooring, door to kitchen and UPVC double glazed French doors to conservatory.

### Conservatory

12'1 x 9'7 (3.68m x 2.92m )

UPVC double glazed windows, polycarbonate roof, central heating radiator, ceiling fan, tiled flooring and UPVC double glazed French doors to rear.

### Kitchen

12'3 x 12'0 (3.73m x 3.66m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with granite effect work surfaces, tiled splashback, inset stainless steel one and a half bowl sink and drainer with high spout mixer tap, integrated high rise double oven and combi microwave, four ring induction hob and extractor hood, integrated wine cooler, integrated dishwasher, coving, open to utility and door to snug.

### Utility

6'5 x 6'5 (1.96m x 1.96m )

Central heating radiator, range of high gloss wall and base units with granite effect work surfaces, American-style fridge freezer, coving, under stairs storage and tiled flooring.

## Reception Room Two

13'7 x 8'10 (4.14m x 2.69m)

Central heating radiator, two feature wall lights, television point, wood effect laminate flooring, door to garage and UPVC double glazed French doors to rear.

## Garage

19'4 x 8'10 (5.89m x 2.69m)

Power, lighting, range of wall and base units, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer, Baxi boiler, UPVC double glazed frosted door to side elevation and up and over garage door.

## First Floor

### Landing

10'1 x 10'1 (3.07m x 3.07m)

Central heating radiator, coving, smoke detector, loft access, linen cupboard, doors leading to four bedrooms and family bathroom.

### Bedroom One

14'2 x 10'4 (4.32m x 3.15m )

UPVC double glazed window, central heating radiator, coving, fitted wardrobes, television point and door to en suite.

### En Suite

7'5 x 7'0 (2.26m x 2.13m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, double direct feed shower enclosed, tiled elevations, PVC to ceiling, spotlights, extractor fan and tiled flooring.

### Bedroom Two

13'8 x 9'11 (4.17m x 3.02m)

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

### Bedroom Three

10'4 x 9'9 (3.15m x 2.97m)

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

### Bedroom Four

10'2 x 7'5 (3.10m x 2.26m )

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

## Bathroom

6'11 x 6'1 (2.11m x 1.85m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, P-shaped panel bath with mixer tap and overhead direct feed shower, tiled elevations, PVC to ceiling, spotlights, extractor fan and tiled flooring.

## External

### Rear

Enclosed garden with laid to lawn, decking, mature shrubbery, paving and access to stream.

### Front

Laid to lawn garden with stone chippings, paving, mature shrubbery, tarmac driveway and access to garage.

