



## Claremont Avenue, Clitheroe, BB7 1JN

### £550,000

A STUNNING FOUR BEDROOM DETACHED FAMILY HOME

Proudly commanding an enviable position in the heart of one of Clitheroe's most sought-after areas - Claremont Avenue, this exquisite detached family home presents an exceptional opportunity for those seeking both comfort and convenience. With four well-proportioned bedrooms, this property is ideal for families looking to settle in a vibrant community.

The interior of the home is finished in neutral tones, providing a versatile canvas for new owners to infuse their personal style. The layout includes two spacious reception rooms, perfect for entertaining guests or enjoying family time, alongside a dining kitchen that is both functional and inviting. A separate utility room adds to the practicality of the space, ensuring that daily chores are easily managed.

The property is set on a generous plot, featuring a beautifully maintained garden that offers a tranquil outdoor retreat. Off-road parking and an integral garage provide ample space for vehicles, enhancing the convenience of this delightful home.

Location is key, and this residence boasts unrivalled access to commuter routes, making it an excellent choice for those who travel for work. Additionally, the proximity to local amenities and reputable schools ensures that all essential services are within easy reach.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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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 4  1  2  C

- Outstanding Detached Property
  - Extensive Plot
  - Ample Off Road Parking and Garage
  - EPC Rating C
- Four Bedrooms
  - Abundance of Living Space
  - Tenure Freehold
- Two Piece Shower Room and Separate WC
  - Sought After Area with Stunning Views
  - Council Tax Band F

### Ground Floor

#### Entrance Hall

15'0 x 5'8 (4.57m x 1.73m)

UPVC double glazed frosted front door and window, central heating radiator, wood effect flooring, doors leading to two reception rooms, kitchen, under stairs storage and stairs to first floor.

#### Reception Room One

15'11 x 14'11 (4.85m x 4.55m)

Three UPVC double glazed windows, two central heating radiators, coving, two feature wall lights, living flame gas fire, television point and UPVC double glazed door to rear.

#### Reception Room Two

14'3 x 12'10 (4.34m x 3.91m)

UPVC double glazed box window, central heating radiator, coving, living flame gas fire and wood effect flooring.

#### Kitchen

14'3 x 13'11 (4.34m x 4.24m)

Three UPVC double glazed windows, central heating radiator, range of panelled wall and base units with laminate work surfaces, integrated high rise oven and grill, four ring electric hob and extractor hood, glass splashback, stainless steel sink and drainer with mixer tap, plumbing for dishwasher, integrated fridge freezer, spotlights, tiled effect flooring and door to utility.

#### Utility

10'2 x 8'1 (3.10m x 2.46m)

UPVC double glazed frosted window, central heating radiator, base units with laminate work surfaces, plumbing for washing machine, space for dryer, stainless steel sink and drainer with mixer tap, boiler and store, tiled effect flooring, doors to WC, store, garage and UPVC double glazed frosted door to rear.

#### WC

4'7 x 2'4 (1.40m x 0.71m )

UPVC double glazed frosted window, dual flush WC and tiled effect flooring.

#### Garage

15'9 x 8'6 (4.80m x 2.59m )

Hardwood single glazed frosted window and up and over garage door.

### First Floor

#### Landing

UPVC double glazed frosted window, access to partially boarded loft via ladder, smoke detector, coving, doors leading to four bedrooms, shower room and WC.

#### Bedroom One

14'11 x 11'2 (4.55m x 3.40m)

Three UPVC double glazed windows, central heating radiator, coving, fitted wardrobes and wood effect flooring.

#### Bedroom Two

12'4 x 9'6 (3.76m x 2.90m )

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

#### Bedroom Three

13'9 x 7'4 (4.19m x 2.24m )

UPVC double glazed window, central heating radiator, coving, dado rail and walk-in wardrobe.

#### Bedroom Four

10'11 x 8'7 (3.33m x 2.62m)

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

#### Shower Room

8'10 x 5'10 (2.69m x 1.78m)

UPVC double glazed frosted window, central heated towel rail, vanity top wash basin with mixer tap, walk-in direct feed rainfall shower with rinse head, tiled elevations, spotlights, tiled flooring and fitted linen closet.

#### WC

5'3 x 2'11 (1.60m x 0.89m)

UPVC double glazed frosted window, dual flush WC and tiled flooring.

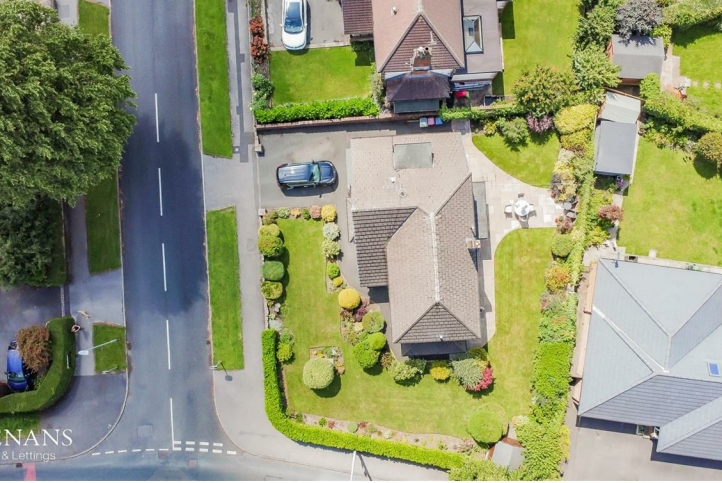
### External

#### Rear

Laid to lawn garden with Indian stone paving and bedding areas.

#### Front

Laid to lawn garden, bedding areas, driveway and access to garage.



Tel: 01200422824

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