



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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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Waterfall Gardens, Clitheroe, BB7 2SE

£325,000

EXCEPTIONAL DETACHED FAMILY HOME

Nestled in the sought-after Waterfall Gardens in Clitheroe, this exceptional detached family home is a true gem with an abundance of indoor and outdoor living space, thoughtfully designed to cater to modern family life.

As you step inside, you will be greeted by an inviting reception room that sets the tone for the rest of the home. The property features three well-proportioned bedrooms, providing ample space for family members or guests. With two bathrooms, convenience and comfort are at the forefront of this home's design.

The heart of the house is undoubtedly the open-plan dining kitchen, which is perfect for both everyday living and entertaining. The modern fixtures and stylish interiors create a warm and welcoming atmosphere, while the neutral decoration allows for personal touches to be added with ease.

Outside, the property benefits from off-road parking, ensuring that you and your guests can come and go with ease. The enviable gardens offer a delightful space for outdoor activities, gardening, or simply enjoying the fresh air in a tranquil setting.

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 3  2  1  B

- Exquisite Detached Property
 - Contemporary Fitted Dining Kitchen
 - Off Road Parking and EV Charging Point
 - EPC Rating B
- Three Bedrooms
 - Move-in Ready
 - Tenure Freehold
- Two Bathrooms
 - Immaculate Rear Garden
 - Council Tax Band D

Ground Floor

Entrance Hall

6'9 x 6'6 (2.06m x 1.98m)
Composite double glazed frosted front door, central heating radiator, smoke detector, doors leading to WC, reception room, kitchen/dining area and stairs to first floor.

WC

4'8 x 3'5 (1.42m x 1.04m)
Central heating radiator, pedestal wash basin with mixer tap, dual flush WC, extractor fan and wood effect flooring.

Reception Room

18'1 x 12'10 (5.51m x 3.91m)
UPVC double glazed leaded box window, UPVC double glazed leaded window, two central heating radiators and television point.

Kitchen/Dining Area

18'1 x 9'7 (5.51m x 2.92m)
Two UPVC double glazed windows, two central heating radiators, range of high gloss wall and base units with wood effect work surfaces and upstands, stainless steel one and a half bowl sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, stainless steel splashback, integrated fridge freezer, integrated dishwasher, tiled effect flooring, door to utility and UPVC double glazed French doors to rear.

Utility

6'9 x 6'3 (2.06m x 1.91m)
Central heating radiator, smoke detector, high gloss base unit with wood effect work surfaces and upstands, wall mounted combi boiler, integrated washing machine, tiled effect flooring, door to under stairs storage and UPVC double glazed frosted door to side elevation.

First Floor

Landing

11'11 x 6'11 (3.63m x 2.11m)
UPVC double glazed window, loft access, doors leading to three bedrooms, family bathroom and storage.

Bedroom One

13'10 x 12'2 (4.22m x 3.71m)
Two UPVC double glazed windows, central heating radiator and door to en suite.

En Suite

6'9 x 5'10 (2.06m x 1.78m)
UPVC double glazed leaded frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, double direct feed shower enclosed, extractor fan, partially tiled elevations and wood effect flooring.

Bedroom Two

10'10 x 9'10 (3.30m x 3.00m)
UPVC double glazed leaded window and central heating radiator.

Bedroom Three

8'5 x 7'7 (2.57m x 2.31m)
UPVC double glazed leaded window and central heating radiator.

Bathroom

6'11 x 5'7 (2.11m x 1.70m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, panel bath with mixer tap, extractor fan, partially tiled elevations and wood effect flooring.

External

Rear

Enclosed garden with laid to lawn and paving.

Front

Laid to lawn, bedding areas, paving, tarmac driveway and EV charging point.



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