

## Ribbleton Grove, Clitheroe, BB7 9RF

**£699,950**

A SUPERB, SIX BEDROOM DETACHED FAMILY HOME

Nestled in the heart of Ribbleton Grove, Whalley, this spacious six-bedroom detached family home offers an exceptional living experience in one of the area's most sought-after family-friendly estates. With versatility in abundance, the property features three well-proportioned reception rooms, one of which is currently utilised as a playroom, providing ample space for both relaxation and entertainment.

The six bedrooms include a dressing room, ensuring that there is plenty of room for a growing family. The home boasts two ensuite shower rooms, alongside a beautifully appointed modern family bathroom suite, catering to the needs of all family members with ease and comfort. This property is ideally situated for families, with excellent access to nearby schools, local amenities, and the vibrant community that Whalley has to offer. For those who commute, the location is particularly advantageous, with convenient links to major road networks including the M65 and A59, leading directly to the M6. Outside, the property features a generously sized rear garden, perfect for outdoor activities and family gatherings. Additionally, off-road parking and a double integral garage provide practical solutions for vehicle storage and convenience.

This delightful home is truly a dream for any family seeking a forever home in a welcoming and thriving village setting. Don't miss the opportunity to make this wonderful property your own.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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- Outstanding Detached Property
- Presented to Highest Standard Throughout
- Ample Off Road Parking and Integral Double Garage
- EPC Rating TBC

- Six Bedrooms
- Sought After Location
- Tenure Freehold

- Three Bathrooms
- Extensive Plot with Gardens to Front and Rear
- Council Tax Band G

## Ground Floor

### Entrance Hall

15'5 x 10'3 (4.70m x 3.12m)

Composite double glazed front door and window, central heating radiator, part vaulted ceiling to galleried landing, coving, spotlights, tiled effect flooring, doors leading to WC, three reception rooms, under stairs storage, two store rooms, inner hall and stairs to first floor.

### WC

6'10 x 3'6 (2.08m x 1.07m)

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

### Reception Room One

17'5 x 11'6 (5.31m x 3.51m)

UPVC double glazed window, central heating radiator, cast iron log burner with brick surround and stone flag hearth, fitted alcove storage, coving and UPVC double glazed French doors to rear.

### Reception Room Two

16'8 x 10'2 (5.08m x 3.10m)

UPVC double glazed window, central heating radiator, coving, door to kitchen and UPVC double glazed French doors to rear.

### Reception Room Three

11'5 x 8'6 (3.48m x 2.59m)

Two UPVC double glazed windows and central heating radiator.

### Inner Hall

Open arch to kitchen and door to utility.

### Kitchen

15'11 x 15'9 (4.85m x 4.80m)

Three UPVC double glazed windows, two central heating radiators, range of high gloss wall and base units with quartz work surfaces, central island with breakfast bar, integrated high rise double oven, four ring electric hob and extractor hood, inset stainless steel one and a half bowl sink with mixer tap and integrated draining ridges, integrated fridge freezer, integrated dishwasher, integrated wine cooler, television point, spotlights, wood effect flooring and UPVC double glazed French doors to rear.

### Utility

11'10 x 5'8 (3.61m x 1.73m)

Central heating radiator, range of high gloss wall and base units, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer, boiler enclosed, wood effect flooring, door to double garage and double glazed frosted door to side elevation.

### Double Garage

18'5 x 17'1 (5.61m x 5.21m)

Power, lighting and two up and over garage doors.

### First Floor

#### Landing

Loft access, smoke detector, central heating radiator, doors leading to six bedrooms, family bathroom and storage.

### Bedroom One

14'9 x 11'6 (4.50m x 3.51m)

Three UPVC double glazed windows, central heating radiator, wood panel elevation, fitted wardrobes, doors to dressing room and en suite.

### Dressing Room

4'11 x 4'7 (1.50m x 1.40m)

Spotlights.

### En Suite

8'10 x 4'7 (2.69m x 1.40m)

UPVC double glazed frosted window, central heated towel rail, dual flush plate WC, wall mounted wash basin with mixer tap, direct feed shower enclosed, tiled elevations and tiled flooring.

### Bedroom Two

14'1 x 13'3 (4.29m x 4.04m)

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

### En Suite

8'11 x 5'3 (2.72m x 1.60m)

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

### Bedroom Three

14'1 x 10'9 (4.29m x 3.28m)

Two UPVC double glazed windows, central heating radiator and fitted wardrobes.

### Bedroom Four

12'7 x 8'0 (3.84m x 2.44m)

UPVC double glazed window, central heating radiator, picture rail and fitted storage.

### Bedroom Five

10'9 x 9'0 (3.28m x 2.74m)

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

### Bedroom Six

9'3 x 6'5 (2.82m x 1.96m)

UPVC double glazed window and central heating radiator.

### Bathroom

8'9 x 6'9 (2.67m x 2.06m)

UPVC double glazed frosted window, central heated towel rail, dual flush plate WC, wall mounted wash basin with mixer tap, panel bath with mixer tap, direct feed shower enclosed with rinse head, tiled elevations, spotlights, extractor fan and tiled flooring.

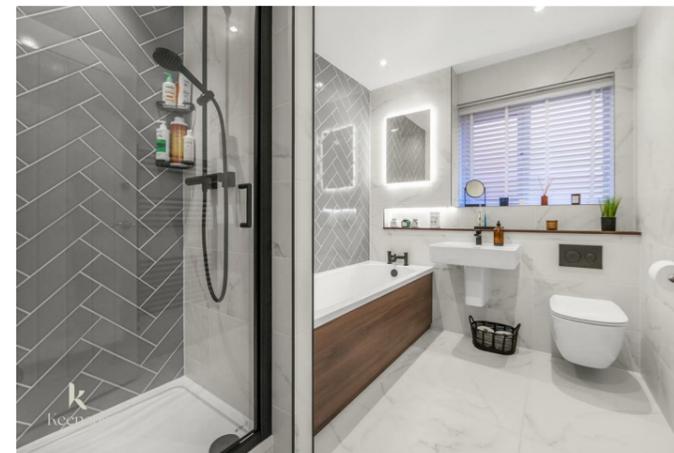
### External

#### Rear

Enclosed laid to lawn garden, paved patios, bedding and wood chip children's play area.

#### Front

Laid to lawn garden, slate chip bedding, tarmac driveway and access to double garage.



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