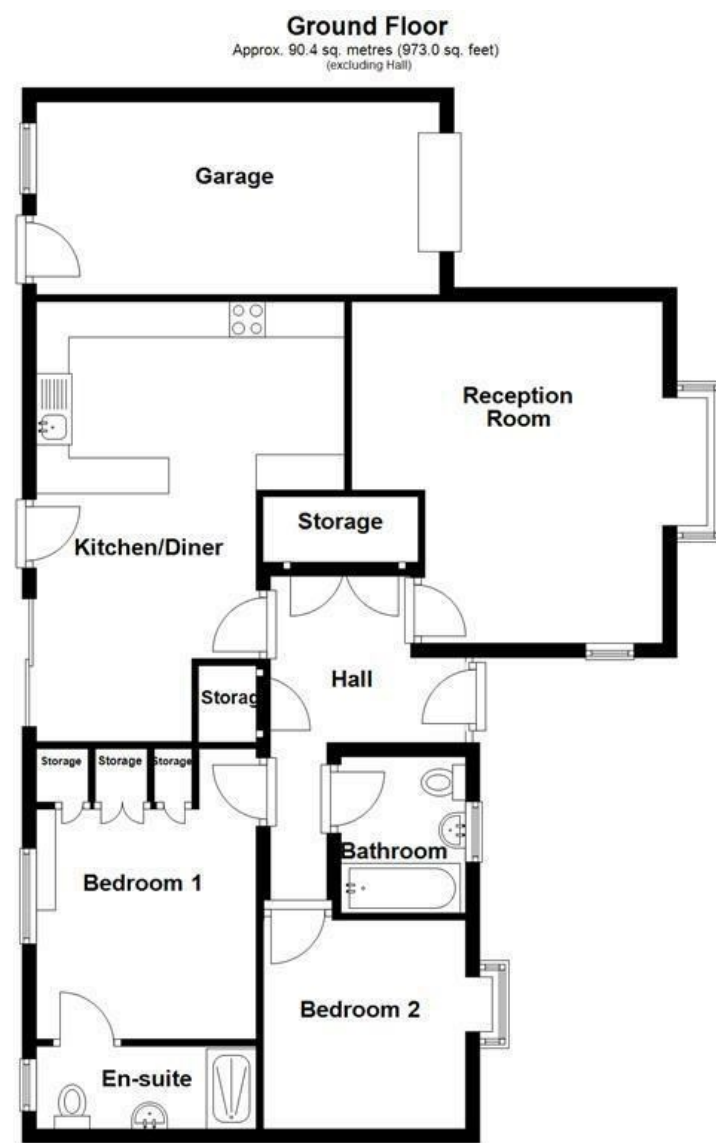




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	70	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

Offers Over £350,000

AN EXCEPTIONAL DETACHED TRUE BUNGALOW IN THE HEART OF THE RIBBLE VALLEY

Nestled in the charming cul-de-sac of Dorset Drive, Clitheroe, this exceptional detached true bungalow presents a wonderful opportunity for those seeking a spacious and beautifully maintained home. With no chain delay, you can move in without the usual waiting period, making this property even more appealing.

The bungalow boasts two generously sized bedrooms, providing ample space for relaxation and rest. The heart of the home is undoubtedly the enviable open plan kitchen diner, which is perfect for both entertaining guests and enjoying family meals. The neutral decoration throughout the property creates a warm and inviting atmosphere, allowing you to easily add your personal touch.

This delightful home truly comes alive when the sun shines, with natural light flooding in and highlighting the stunning features that have been lovingly preserved. The gardens surrounding the property are equally impressive, offering a serene outdoor space to unwind and enjoy the beauty of nature.

Additionally, the property includes a garage and off-road parking, ensuring convenience and ease for you and your guests. Located just a stone's throw away from local amenities, you will

Dorset Drive, Clitheroe, BB7 2BQ

Offers Over £350,000

 2  2  1  C

- Detached True Bungalow
 - Beautifully Maintained Interiors
 - Off Road Parking
 - Tenure - Freehold
- Two Double Bedrooms
 - Gardens and Garage
 - EPC Rating - C
- Open-plan Kitchen Diner
 - No Chain Delay
 - Council Tax Band - E

Ground Floor

Entrance

UPVC double glazed frosted door to hall.

Hall

16 x 9'4 (4.88m x 2.84m)

Central heating radiator, coving, smoke alarm, loft access, two storage cupboards, doors to reception room, kitchen/diner, two bedrooms and bathroom.

Reception Room

16'9 x 15'11 (5.11m x 4.85m)

UPVC double glazed box window, UPVC double glazed window, two central heating radiators, coving, two feature wall lights, electric fire with marble effect hearth and surround, television point.

Kitchen Diner

20'4 x 14'3 (6.20m x 4.34m)

UPVC double glazed window, central heating radiator, wood effect panelled wall and base units, granite effect surfaces, tiled splash backs, composite sink and drainer with mixer tap, integrated electric high rise double oven with four ring gas hob and extractor hood, integrated fridge, vented for dryer, plumbing for dishwasher and washer, coving, tile effect vinyl floor, UPVC double glazed sliding doors, UPVC double glazed frosted door to rear.

Bedroom One

13'5 x 10'2 (4.09m x 3.10m)

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

En Suite

10'2 x 3'10 (3.10m x 1.17m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, double direct feed shower enclosure, tile elevations, coving, ceiling rose, extractor fan, overhead electric heater, lino flooring.

Bedroom Two

9'8 x 9'4 (2.95m x 2.84m)

UPVC double glazed inset boxed window, central heating radiator, coving, ceiling rose.

Bathroom

7'3 x 5'9 (2.21m x 1.75m)

UPVC double glazed frosted window, central heating

radiator, dual flush WC, pedestal wash basin with traditional taps, wood panelled bath with electric feed shower and traditional taps, tiled elevations, coving, extractor fan, lino flooring.

External

Front

Wrap around laid to lawn garden with paving and driveway, access to garage.

Garage

18'8 x 8'11 (5.69m x 2.72m)

Power and lighting, electric up and over garage door.

Rear

Wrap around laid to lawn garden with paving, bedding and mature shrubbery.



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