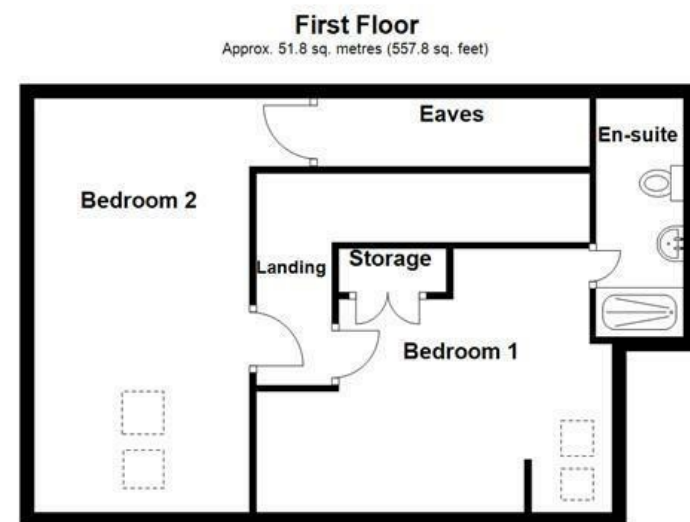
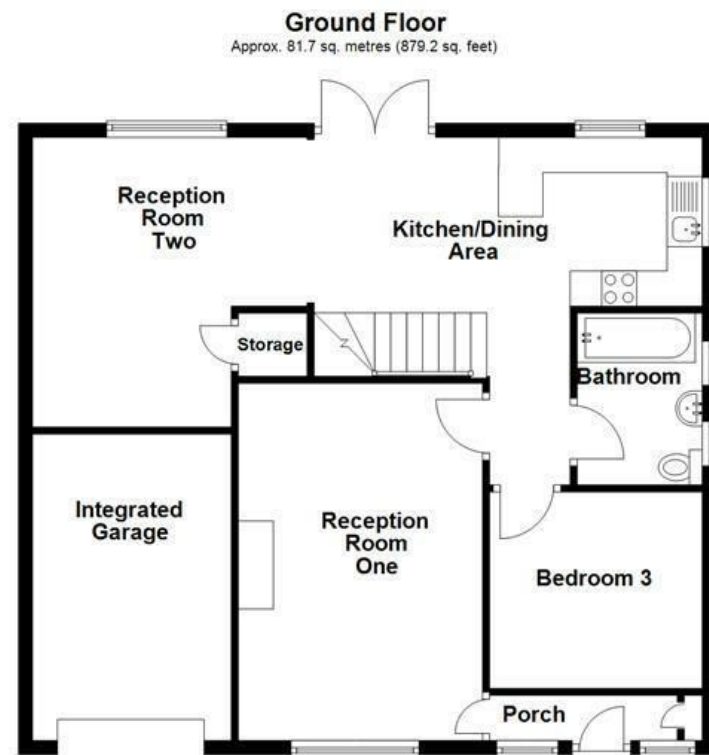




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Clifton Grove, Wilpshire, BB1 9PZ

£335,000

A STUNNING THREE BEDROOM TWO-STOREY BUNGALOW IN WILPSHIRE

Nestled in the charming area of Clifton Grove, Wilpshire, Ribble Valley, this delightful bungalow with a loft conversion offers a unique opportunity for those seeking a well-finished home. The property enjoys a delightful and unique location, set in a small cul-de-sac of only 4 properties, behind a babbling brook and accessed by its own bridge. The location is both peaceful and convenient, being particularly private while remaining close to local amenities.

Spanning an impressive 1436.9 square feet, on the ground floor the property benefits from a stunning reception room at the front which enjoys a lovey aspect overlooking the brook, with a newly installed British log burning stove, a modern bathroom and a bedroom. There is a bright and extensive kitchen diner to the rear which is joined by a spacious second reception room.

On the first floor there are two large bedrooms, one with an en suite.

Built in 1965, this residence has been thoughtfully maintained and boasts a large garden that provides a perfect space for outdoor activities, gardening, or simply enjoying the tranquillity of the surroundings, not being overlooked at the rear. The expansive garden not only enhances the property's appeal but also presents significant potential for further development, should one wish to explore it.

In addition to the large rear garden, the property has ample space to the side with a range of outbuildings, suitable for many uses and a Summer house.

Properties of this calibre are a rarity in the market, making this an exceptional find for discerning buyers.

Whether you are looking to invest in a family home or seeking a serene retreat, this property in Clifton Grove is sure to impress. Do not miss the chance to make this wonderful bungalow your own.

Clifton Grove, Wilpshire, BB1 9PZ

£335,000



- Three Bedroom Bungalow With Two Reception Rooms
 - Large Rear Garden
 - Off Road Parking
 - Tenure - Freehold
- Loft Conversion
 - Development Potential
 - EPC Rating - TBC
- Spacious Family Living
 - Private Road Location
 - Council Tax Band - D

Ground Floor

Porch

9'4 x 3'4 (2.84m x 1.02m)

Two UPVC double glazed windows, central heating radiator, dado rail, composite front door, door to reception room, wood effect laminate flooring and built in storage cupboard.

Reception Room One

16'8 x 11'5 (5.08m x 3.48m)

UPVC double glazed window, central heating radiator, ceiling rose, coving, log burning stove, sandstone hearth, wood effect laminate flooring.

Bedroom Three

9'11 x 9'2 (3.02m x 2.79m)

UPVC double glazed window, central heating radiator. (Currently used as an office).

Bathroom

8 x 5'10 (2.44m x 1.78m)

UPVC double glazed window, central heating radiator, three piece suite comprising of dual flush WC, pedestal basin with mixer tap, panelled bath with traditional taps and direct feed shower with rainfall head and additional rinse head, partial tiled elevations, spotlights, tiled effect lino flooring.

Kitchen/Dining Area

17' x 10' (5.18m x 3.05m)

Two double glazed UPVC windows, a range of panelled wall and base units, solid oak surfaces, Belfast sink with mixer tap, integrated double electric oven, four ring induction hob, extractor unit, tiled splashbacks, fridge freezer, plumbed for washing machine, dishwasher, wood effect flooring and UPVC French doors to rear.

Reception Room Two

13'1 x 12'7 (3.99m x 3.84m)

UPVC double glazed window, two central heating radiators and wood effect flooring.

First Floor

Landing

16'5 x 2'3 (5.00m x 0.69m)

Spotlights, stairs to ground floor and doors to two bedrooms.

Bedroom One

14'7 x 13'9 (4.45m x 4.19m)

Two Velux windows, spotlights, two feature wall lights, door to En Suite.

En Suite

12'5 x 3'10 (3.78m x 1.17m)

UPVC double glazed frosted window, chrome heated towel rail, three piece suite comprising of dual flush WC, pedestal basin with mixer tap, enclosed shower with shower and rinse head, spotlights, tiled elevations, extractor fan, tiled flooring.

Bedroom Two

18'2 x 8'8 (5.54m x 2.64m)

Two Velux windows, central heating radiator, spotlights, door to eaves storage.

External

Rear

Stone flagging, raised bedding areas, summerhouse and large workshop/outbuilding with electric supply.

Front

Two driveways for off road parking for numerous vehicles, pebbles/tarmac, garden area to the front and on the banking to the brook, steps leading to the brook.

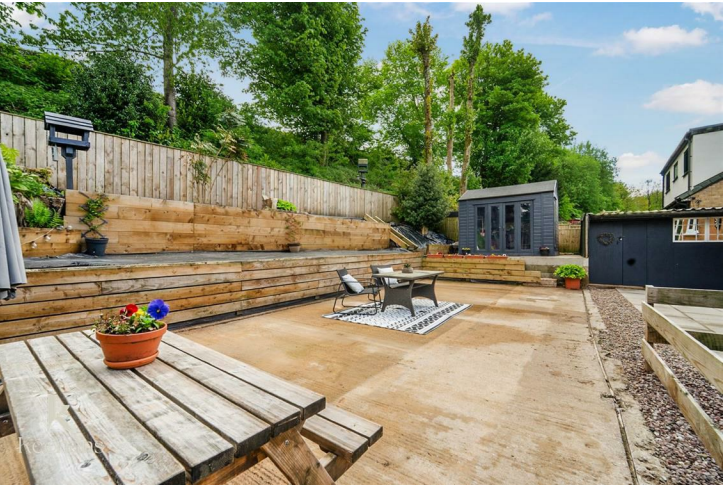
Side

Large outbuilding and bin storage space.

Integrated Garage

17'0" x 9'2" (5.2 x 2.8)

Wall and base units utility area with sink and plumbed for washing machine.



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