



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(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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Brownhill Grove, Clitheroe, BB7 1FY

£324,950

AN IDYLIC DETACHED TRUE BUNGALOW ON A SOUGHT AFTER ESTATE

Nestled in the desirable Brownhill Grove area of Clitheroe, this exceptional detached true bungalow is a remarkable find. Boasting a delightful south-facing wrap-around garden, perfect for enjoying sunny afternoons. The outdoor space is further enhanced by a detached external office and a sauna, providing a unique blend of relaxation and productivity.

Internally, the property has been presented and updated to the highest standard, showcasing immaculate presentation and modern fixtures throughout, as well as an enviable extension. The open-plan kitchen, dining, and living area creates a welcoming atmosphere, ideal for both entertaining and everyday living. With two well-appointed bathrooms, this home caters perfectly to the needs of a small family or couple.

Off-road parking for three cars ensures convenience, while the property benefits from a private rear aspect, which adds to its appeal.

Location is key, and this bungalow is just a stone's throw away from the vibrant town centre of Clitheroe. It is conveniently situated near bus routes, local schools, and various amenities, making it an ideal choice for those seeking a well-connected lifestyle. Additionally, the property offers easy access to network links to Blackburn, Skipton, Preston, and major motorways.

This stunning bungalow is truly not to be missed and stands as a credit to its current owners. Whether you are looking for a peaceful retreat or a family home, this property offers a perfect blend of comfort and

Brownhill Grove, Clitheroe, BB7 1FY

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 **2**  **2**  **1**  **B**

- Exquisite Detached True Bungalow
- Presented to Highest Standard Throughout
- Ample Off Road Parking
- EPC Rating B
- Two Bedrooms
- Additional External Office/Sauna
- Tenure Freehold
- Two Bathrooms
- Stunning Rear Garden
- Council Tax Band D

Entrance Hall

8'9 x 3'7 (2.67m x 1.09m)

Composite double glazed frosted front door, central heating radiator, wood effect vinyl plank flooring and door to hall.

Hall

12'10 x 3'4 (3.91m x 1.02m)

Central heating radiator, loft access, smoke detector, wood effect vinyl plank flooring, doors leading to reception room, two bedrooms and bathroom.

Reception Room

22'5 x 10'4 (6.83m x 3.15m)

UPVC double glazed window, two central heating radiators, television and data point, open to kitchen and UPVC double glazed French doors to rear.

Kitchen

9'8 x 9'0 (2.95m x 2.74m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with granite effect work surfaces, stainless steel one and a half bowl sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, integrated fridge freezer, integrated dishwasher, integrated washer/dryer, spotlights, smoke detector, extractor fan and wood effect vinyl plank flooring.

Bedroom One

18'11 x 9'0 (5.77m x 2.74m)

UPVC double glazed window, two central heating radiators, fitted wardrobe, open to dressing area and triple glazed French doors to en suite.

En Suite

6'4 x 4'8 (1.93m x 1.42m)

Dual fuel heated towel rail with programmer/timer, dual flush WC, vanity top wash basin with mixer tap, walk-in double direct feed shower, tiled elevations, extractor fan and tiled effect vinyl flooring.

Bedroom Two

12'6 x 9'11 (3.81m x 3.02m)

UPVC double glazed leaded window, central heating radiator and fitted wardrobe.

Bathroom

8'8 x 6'3 (2.64m x 1.91m)

UPVC double glazed frosted window, central heating radiator, electric towel rail with programmer/timer, dual flush WC, panel bath with mixer tap and overhead direct feed shower, pedestal wash basin with mixer tap, tiled elevations, extractor fan, integrated linen cupboard and tiled effect vinyl flooring.

External

Rear

Enclosed wraparound garden with laid to lawn, Indian stone paving, stone chippings, composite decking, bedding areas, raised vegetable patches, timber storage shed and an external office/sauna.

External Office/Sauna

10'11 x 7'11 (3.33m x 2.41m)

UPVC double glazed window, extractor fan, power and lighting, sauna, wood effect vinyl flooring and UPVC double glazed French doors.

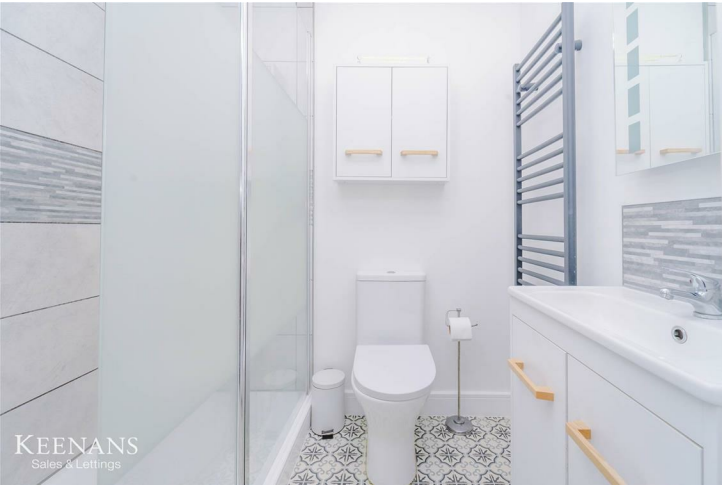
Shed

11'9 x 7'10 (3.58m x 2.39m)

With covered external storage area to rear.

Front

Laid to lawn garden, bedding areas and tarmac driveway.



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