





BB7 1FF

## Edward Drive, Clitheroe

### Offers In The Region Of £245,000

- Three bedroom semi-detached home
- Spacious lounge with French doors to garden
- Modern high gloss kitchen with integrated appliances
- Principal bedroom with en-suite shower room
- Stylish family bathroom & ground floor WC
- Driveway parking
- Sun trap rear garden with decking – enjoys sunshine from midday to sunset

An exceptional opportunity to acquire this beautifully presented three bedroom semi-detached home, located on the highly regarded Edward Drive development in the heart of Clitheroe. This stylish and modern property has been lovingly maintained by the current owner and offers spacious, turnkey accommodation ideal for first-time buyers, young families, or those looking to downsize into a more manageable home.

Internally, the property boasts a welcoming entrance hallway, a contemporary high gloss fitted kitchen with integrated appliances, a spacious open-plan living and dining area with French doors leading out to the garden, and a convenient ground floor WC. Upstairs, there are three well-proportioned bedrooms including a generous principal bedroom with fitted wardrobes and a private en-suite shower room, alongside a sleek three-piece family bathroom.

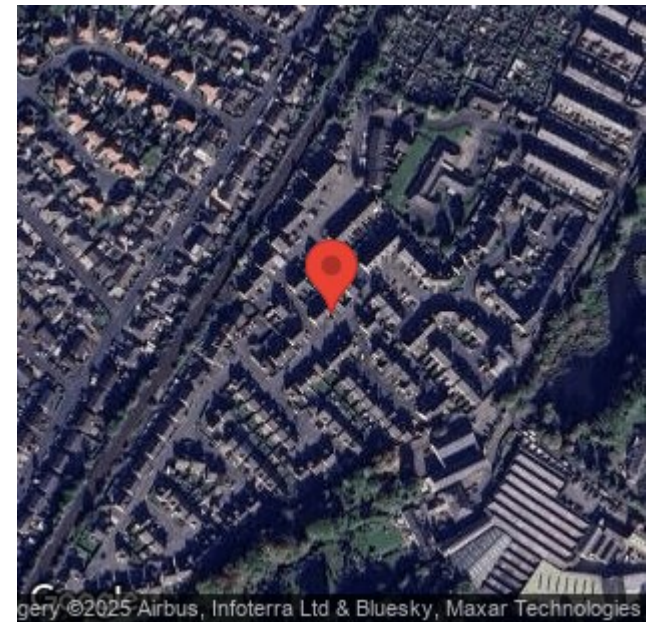
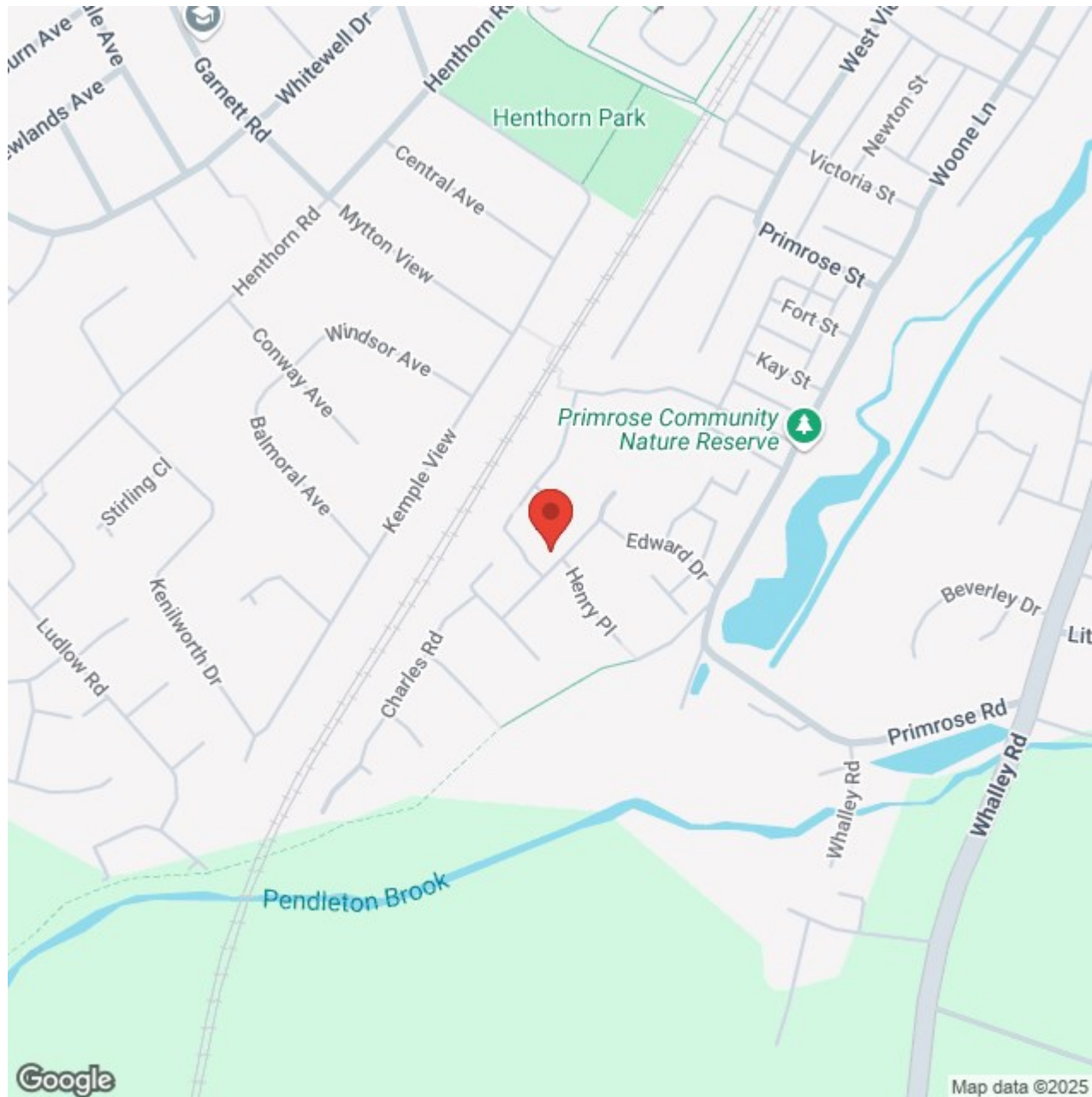
Externally, the home continues to impress with a low-maintenance, landscaped rear garden featuring a raised timber deck and artificial lawn—perfect for entertaining or relaxing in privacy. A driveway to the front provides off-road parking.

Situated within walking distance of Clitheroe town centre, excellent schools, transport links and the stunning Ribble Valley countryside, this is a rare chance to secure a modern home in a sought-after residential setting.













## Lancashire

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### GROUND FLOOR

#### ENTRANCE HALLWAY

A bright and welcoming entrance hallway with staircase to the first floor, radiator, and doors leading to:

#### KITCHEN

A sleek and contemporary kitchen fitted with a range of high gloss wall and base units with complementary wood-effect worktops. Integrated electric oven, gas hob with stainless steel extractor hood, fridge freezer, and dishwasher. Stainless steel sink with drainer, under-counter space for washing machine, and window to the front elevation.

#### WC / CLOAKS

Fitted with a low-level WC, pedestal sink with tiled splashback, part-tiled walls, radiator, and frosted window.

### LIVING ROOM

A spacious open-plan lounge and dining area with ample space for both relaxing and entertaining. Fitted carpet, dual aspect with rear-facing window and French doors leading out onto the decking and garden, allowing in plenty of natural light.

### FIRST FLOOR / LANDING

#### BEDROOM ONE

A well-proportioned double bedroom with window to the front, built-in mirrored wardrobes, fitted carpet, and access to:

#### EN-SUITE

A modern en-suite shower room comprising a corner shower cubicle, pedestal sink, low-level WC, heated towel rail, and tiled walls.

#### BEDROOM TWO

Another comfortable double bedroom with rear-facing window, carpet flooring, and space for wardrobes and drawers.

#### BEDROOM THREE

Currently used as a home office, this single room is ideal as a nursery, study or third bedroom. Rear-facing window and fitted carpet.

#### BATHROOM

A modern three-piece bathroom suite comprising a panelled bath with overhead shower and glass screen, pedestal wash basin, and low-level WC. Stylish tiled walls and neutral décor.

### LOCATION

Edward Drive is located within a popular residential development in the heart of Clitheroe, offering convenient access to the town centre, local schools, supermarkets, and excellent transport links. The Ribble Valley countryside is right on your doorstep, making it ideal for families and commuters alike.

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/edward-drive-clitheroe/>

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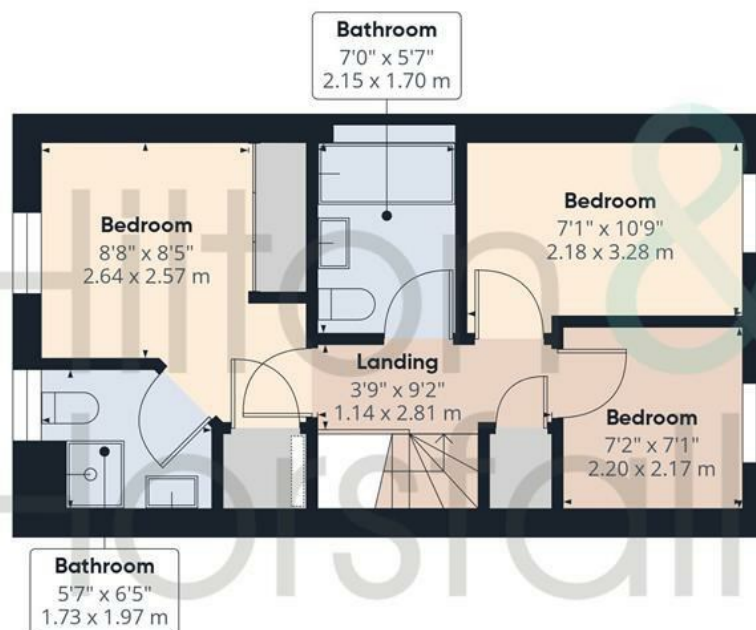
## OUTSIDE

To the front of the property is a tarmac driveway providing off-road parking, with a paved pathway leading to the front door. The rear garden has been landscaped for easy maintenance and features a large raised timber decked seating area alongside an artificial lawn. Benefitting from sunshine from midday through to sunset, it's a real sun trap in the afternoons and evenings — ideal for relaxing or entertaining. The space is fully enclosed with fencing for privacy and complemented by mature planting and shrubs.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

751 ft<sup>2</sup>

69.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





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