

## 24 Waddow Grove, Waddington

£390,000 Freehold

DELIGHTFUL 3 DOUBLE BEDROOM DETACHED HOUSE NESTLED IN HEART OF DESIRBLE VILLAGE OF WADDINGTON, TUCKED AWAY ON WADDOW GROVE WITH STUNNING BATHROOMS AND MODERN OPEN PLAN KITCHEN. The versatile well extended property has 3 receptions, private gardens and a double storey garage with office.

Council Tax band: F

Tenure: Freehold





This delightful 3-bedroom detached house is situated in the highly desirable village of Waddington, nestled at the far end of a quiet cul-de-sac, perfect for those seeking a serene living environment with aspects across neighbouring open fields. The property boasts a spacious extended layout, offering 3 ample double bedrooms, a deluxe contemporary shower and bathroom with luxurious fittings, as well as a lounge and sitting room with cul-de-sac and field outlooks. The heart of the home is the extensive modern open plan dining room and breakfast kitchen with an array of cream units and feature lighting, ideal for family gatherings or casual dining. Additionally, the property features a double storey integral garage providing ample storage space and an office, perfect for those who work from home. The private landscaped garden and patio offer a peaceful retreat, while the excellent private driveway parking adds convenience to every-day life. The versatile layout makes this property suitable for families or downsizers alike, with a welcoming hallway and a useful utility room adding to the appeal. Furthermore, the property is well located for village amenities, including local pubs and schooling, and just a few minutes' drive to the nearby bustling town of Clitheroe. The outside space of this property has a private enclosed rear garden featuring a stone-flagged patio area and a good-sized stone-gravelled patio surrounded by mature raised planted garden borders. The garden is secured by

timber fencing and includes side gate access for added convenience. A double side driveway provides ample private parking, complemented by a good size lawned front garden with attractive mature planted borders that enhance the property's kerb appeal. The single garage offers additional storage space and features an up-and-over door, power, and lighting, with a staircase leading to the first-floor attic storage. The first-floor attic space is a versatile area that can be used for various storage needs and boasts a uPVC double glazed window offering superb elevated views. Adjacent to the garage storage is an office/store room, perfect for those in need of a dedicated workspace, complete with a uPVC double glazed window and housing the wall-mounted Worcester combination gas central heating boiler. This property truly offers a blend of modern comfort, convenience, and functionality, making it a must-see for those seeking a peaceful village location, yet well-connected place to call home.

- Spacious Extended Detached Home
- Attractive Versatile Accommodation - Well Planned Layout
- Highly Desirable Village Of Waddington
- 3 Ample Double Bedrooms
- Extensive Modern Open Plan Dining & B/fast Kitchen
- Deluxe Contemporary Shower & Bathroom
- Nestled On Quiet Desirable Cul-De-Sac
- Lounge & Sitting Room With Pleasant Aspects
- Double Storey Integral Garage, Storage & Office
- Private Landscaped Garden & Patio; Driveway



### **Entrance Vestibule**

Timber framed glazed front entrance door and internal wood glazed door.

### **Hallway**

Panelled radiator, pine wood panlled ceiling with recessed spotlighting, laminate wood flooring.

### **Lounge**

14' 8" x 11' 11" (4.47m x 3.63m)

Spacious living room with uPVC double glazed bow window with pleasant outlooks across cul-de-sac and over neighbouring open fields, panelled radiator, feature exposed brick fireplace and surround with tiled hearth and surfacing housing cast iron wood burning stove, pine wood panelled ceiling with recessed spotlights, TV point, laminate wood flooring, shelving in alcove, doors to hallway and dining room.

### **Sitting Room/Office/ Bedroom Four**

10' 1" x 8' 5" (3.07m x 2.57m)

Versatile room with built in shelving in alcove, uPVC double glazed window with pleasant aspects, panelled radiator, wall light points, picture rail, shelving in alcove areas, laminate wood flooring, cast iron electric fire with tiled hearth and wood surround.

### **Bathroom**

7' 7" x 5' 4" (2.31m x 1.63m)

Luxurious contemporary fitted suite comprising free standing double ended bath with concealed brushed brass wall mounted mixer tap, thermostatic panel and hand held shower fitment, modern wall hung vanity unit with basin and marble surround and brushed brass mixer tap, concealed low level w.c. with dual flush, attractive part tiled walls and LED wall lighting, tiled flooring, ladder style radiator, recessed spotlights, uPVC double glazed window.

### **Open Plan Dining Room**

15' 0" x 10' 0" (4.57m x 3.05m)

uPVC double glazed window, Amtico tiled flooring, staircase leading to first floor, sliding patio doors leading out to garden, panelled radiators, open to breakfast kitchen:

### **Open Breakfast Kitchen**

17' 7" x 10' 0" (5.36m x 3.05m)

Spacious modern kitchen with an array of cream fitted wall and base units with complementary wood style

laminate work tops, under unit spotlighting, integrated electric oven and induction hob with extractor filter canopy over, plumbing for washing machine, integrated appliances, 1 1/2 bowl ceramic sink drainer unit with mixer tap, breakfast bar, recessed spotlighting, panelled radiator, uPVC double glazed window, feature brick chimney breast and wall insert with alcove shelving, Amtico tiled flooring.

### **Utility Room**

8' 5" x 7' 6" (2.57m x 2.29m)

Useful room with plumbing for washing machine, built in storage cupboards, uPVC double glazed window, rear wood glazed door to garden, internal personal door to garage, recessed spotlighting.

### **First Floor Landing**

L-shape area with velux window, panelled radiator, laminate wood style flooring, generous storage cupboard.

### **Bedroom One**

14' 6" x 14' 5" (4.42m x 4.39m)

Excellent double bedroom with uPVC double glazed window with pleasant views towards Pendle Hill and open neighbouring fields, laminate wood flooring, built in wardrobes, panelled radiator, TV point, vanity wash bason and storage under.

### **Bedroom Two**

14' 3' 0" x 11' 7" (4.359m x 3.53m)

Generous double room with laminate wood flooring, uPVC double glazed window, panelled radiator.

### **Bedroom Three**

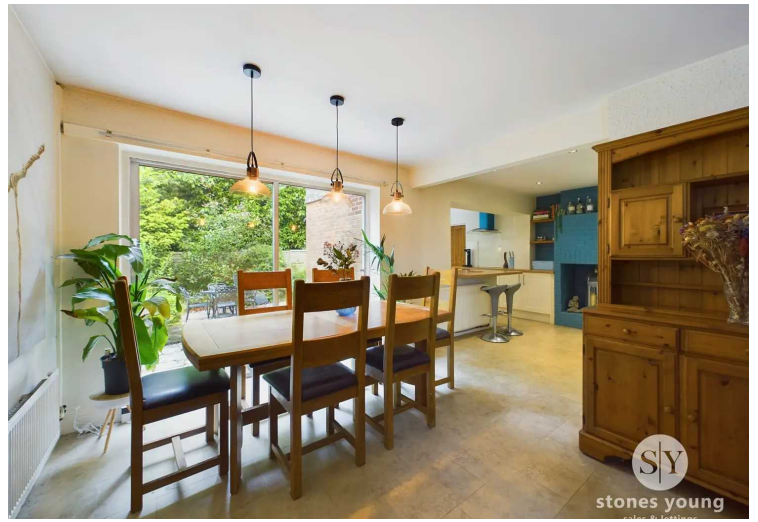
9' 11" x 9' 7" (3.02m x 2.92m)

Double bedroom with laminate wood flooring, panelled radiator, 2 x uPVC double glazed windows overlooking rear garden.

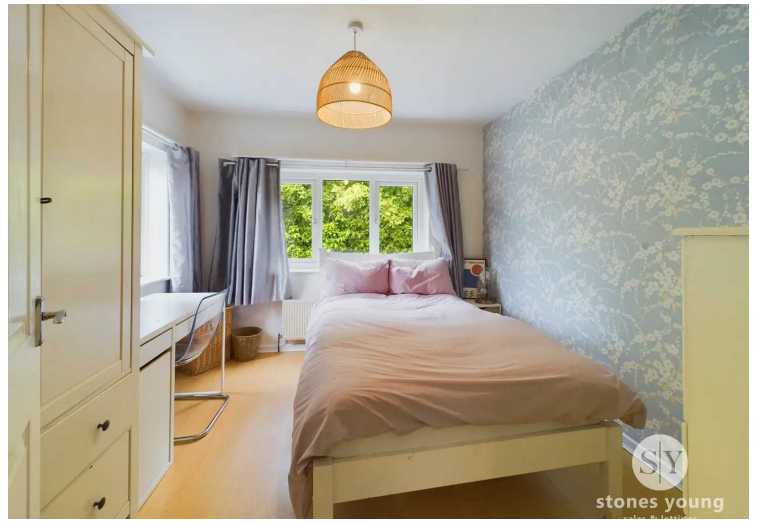
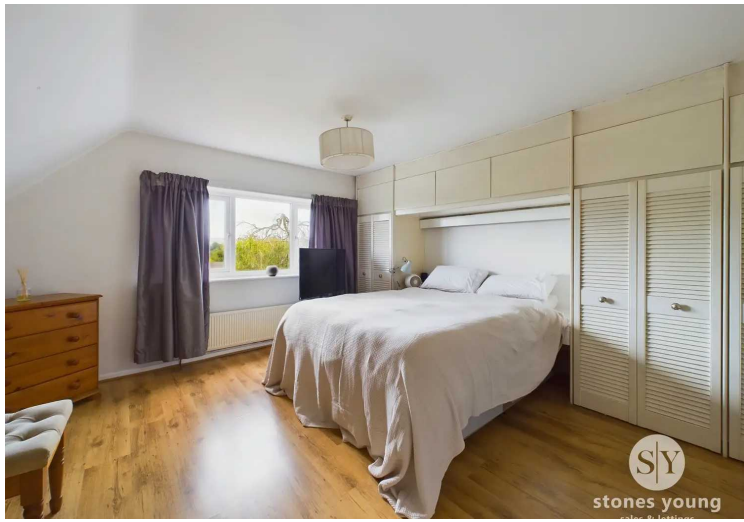
### **Shower Room**

Beautiful contemporary 3-pce suite comprising floating low level w.c. with dual flush panel, vanity drawer unit and basin with marble surround and wall mounted mixer tap, ladder style radiator, walk in shower enclosure with direct feed rain shower and additional hand held shower, attractive tiled walls with LED lighting, uPVC double glazed window, tiled flooring.











Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1663.34 ft<sup>2</sup>

Reduced headroom  
68.6 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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