



Maytree Close, Hawthorne Farm, Hawthorne Place, Clitheroe

£279,995 Freehold

**** FANTASTIC NEW SEMI-DETACHED 3 DOUBLE BEDROOM HOME - READY TO MOVE INTO WITH NO CHAIN **** Situated on a tucked away cul-de-sac with lawned gardens, garage and driveway. Boasting brand new well appointed fittings, attractive kitchen with appliances, family bathroom and master en-suite shower room.

Tenure: Freehold

Nestled in a sought-after cul-de-sac location within the Hawthorne Farm new development, situated just off Waddington Road and good walking distance to the bustling town centre with an array of amenities, shops, schools and train station. This newly built impressive semi-detached house offers a fantastic opportunity for prospective buyers. The property boasts 3 excellent double bedrooms, a modern 3-pce bathroom and a master en-suite shower room with a spacious bright landing with 2 storage cupboards. On the ground floor is a light and airy spacious lounge ideal for relaxation and a superb open dining kitchen with French doors leading to the private lawned gardens and patio. The kitchen has an array of built in appliances and the added convenience of a utility area and new 2-pce cloakroom. This home is ready to move into with no chain for a hassle-free purchase. Versatile in its appeal, it caters equally to families seeking their ideal home or individuals looking to downsize in style.

The outdoor space of this property features a private lawned rear garden and patio area that offers a peaceful retreat with views across towards Pendle Hill. The side gate and pathway provide easy access to the front garden area, which includes a block paved driveway leading to the integral single garage with power, lighting, and ample space for storage or parking. Tucked away in a quiet corner of the cul-de-sac, making this residence truly attractive for those seeking a comfortable and stylish home. Contact our office to arrange viewings on 01200 408408.

- Newly Built Semi-Detached House
- 3 Excellent Double Bedrooms
- New Modern 3-pce Bathroom & En-suite Shower Room
- Light & Airy Spacious Lounge
- Superb Open Dining Kitchen & French Doors
- Utility Area & New 2-pce Cloakroom
- Lawned Gardens & Patio - Views Over Pendle Hill
- Driveway, Garage, Tucked Away Cul-De-Sac
- No Chain; Hassle Free Purchase
- Ideal Family Home or Perfect Downsize



Entrance vestibule

Composite double glazed front door, panelled radiator.

Lounge

19' 5" x 10' 2" (5.92m x 3.10m)

Spacious light and airy open room, panelled radiator, uPVC double glazed window, spindle staircase leading to first floor, understair storage cupboard. TV point, Telephone point.

Dining Kitchen

14' 4" x 8' 3" (4.37m x 2.51m)

Modern new kitchen with a range of attractive white fitted wall, base and drawer units with complementary worktops and upstands, a range of integrated appliances including fridge freezer, dishwasher, electric oven and grill with 4-ring gas hob and extractor filter canopy over and stainless steel splashback, 1½ bowl sink drainer unit with mixer tap, wood style flooring, uPVC double glazed window, dining area with panelled radiator, uPVC french opening doors onto rear garden with private aspects.

Utility Area

Laminate worktop, plumbing for washing machine, space for tumble dryer, cupboard housing wall mounted gas central heating boiler, uPVC double glazed window.

Cloakroom

Modern new 2-pce white suite comprising low level w.c., pedestal wash basin with mixer tap, panelled radiator, wood style flooring, extractor fan.

Landing

Spacious area with spindle balustrade, uPVC double glazed window, 2 x built in storage cupboards, loft access, panelled radiator.

Bedroom One

20' 6" x 9' 4" (6.25m x 2.84m)

Superb bright master double bedroom with panelled radiator, 3 x uPVC double glazed windows.

En-suite

Newly installed modern 3-pce white suite comprising shower enclosure with thermostatic shower, pedestal basin with mixer tap, low level w.c., panelled radiator, uPVC double glazed window, extractor fan, wood style flooring.

Bedroom Two

10' 11" x 10' 4" (3.33m x 3.15m)

Excellent double room with carpet flooring, panelled radiator, uPVC double glazed window, pleasant aspects over garden and across towards Pendle Hill.

Bedroom Three

9' 9" x 9' 2" (2.97m x 2.79m)

Good sized double room with carpet flooring, panelled radiator, uPVC double glazed window with outlooks over garden and towards Pendle Hill.

Bathroom

Modern newly installed 3-pce white suite comprising panelled bath with screen and electric shower, pedestal wash basin with mixer tap, low level w.c., wood style flooring, part tiled walls, panelled radiator.







Floor 0



Floor 1

Approximate total area¹⁾
1102.98 ft²

(1) Excluding balconies and terraces

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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