



## 3 Valley Lane, Clitheroe

£389,995 Freehold

**\*\* AN IMPRESSIVE MODERN 4 BEDROOM DETACHED FAMILY HOME BOASTING SOUTH EAST FACING GARDENS , DETACHAED GARAGE & 3 CAR DRIVE \*\*** This attractive property has a generous lounge and open dining kitchen with a modern en-suite and family bathroom and is superbly located just off Pendle Road with lovely countryside walks to enjoy from the doorstep!

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



This impressive modern freehold detached family home provides well appointed accommodation which is attractively presented throughout and is positioned on a lovely corner plot. The property is situated in a prime position within Half Penny Meadows on this highly sought after new development just off Pendle Road providing good walking access to the town centre, nearby schools and amenities and with lovely countryside walks from the doorstep! This delightful property enjoys light and airy accommodation and has been enhanced by the current owners with various high quality upgrades which will be absolute delight to any discerning new purchaser. On the ground floor is a welcoming hallway with cloakroom and storage. There is a generous front lounge with french doors which is private with light flooding in from the south east facing gardens. To the front is a generous open plan spacious dining kitchen with an array of units and deluxe integrated appliances which is a beautiful light and airy social space with useful utility room. The first floor has a good sized landing area and incorporates four excellent bedrooms with an excellent modern en-suite shower room to the master and a 3-pce modern house bathroom.

Outside, the property continues to impress. the tarmac rear tandem driveway with parking for 3 cars leads to the detached single garage, equipped with power, lighting, and a convenient side personal door for easy access. The front and side lawned gardens and charming planted borders, enhance the property's kerb appeal. The rear of the property offers a landscaped lawned garden, complete with a private stone-paved patio area ideal for al fresco dining and a feature stone boundary garden wall adds privacy to the outdoor space. With its south-east facing orientation, the garden receives abundant natural light throughout the day, creating a peaceful and inviting outdoor retreat for residents to enjoy all year round. Early viewing is highly recommended.

- Stunning Modern Detached Home
- Impressive Light and Airy Internal Accommodation
- Generous Lounge, Utility & Cloaks
- Contemporary Modern Dining Kitchen & Appliances
- Attractive Position On New Sought After Development
- 4 Bedrooms, Luxury En-suite and Bathroom
- Detached Garage & 3 Car Rear Driveway
- South East Facing Lawned Gardens & Patio



### **Entrance hallway**

Composite double glazed front door, Amtico flooring, panelled radiator, storage cupboards, spindle staircase to first floor.

### **Cloakroom**

Modern spacious 2-pce suite, low level w.c., pedestal wash basin with mixer tap, Amtico flooring, panelled radiator, extractor fan, part tiled walls, recessed spotlighting.

### **Lounge**

19' 9" x 11' 0" (6.02m x 3.35m)

Spacious living space with uPVC double glazed french doors and full length window surround leading out to the rear garden, additional uPVC double glazed window to the front elevation, TV point, 2 x panelled radiators.

### **Open Plan Dining Kitchen**

19' 10" x 12' 0" (6.05m x 3.66m)

Superb luxurious fitted kitchen with an attractive upgraded high quality finish providing a range of modern light grey fitted wall, base and drawer units with complementary silestone worktops and upstands, stainless steel integral 1½ bowl sink unit with integral silestone drainer, 4-ring stainless steel gas hob with quartz splash back and extractor canopy filter over, integrated dishwasher, fridge freezer and eye level double electric oven and grill, cupboard housing wall mounted gas central heating boiler, under unit LED spotlighting, Amtico flooring, 3x uPVC double glazed windows, dining area, 2 x panelled radiators.

### **Utility**

6' 0" x 4' 8" (1.83m x 1.42m)

Light grey modern base units with co-ordinating luxurious silestone worktops and upstands, integrated washing machine, Amtico flooring, panelled radiator, composite double glazed rear door to driveway.

### **First Floor Landing**

Spindle balustrade, storage cupboard also housing hot water cylinder, loft access.

### **Bedroom One**

11' 0" x 10' 2" (3.35m x 3.10m)

Master bedroom with contemporary fitted wardrobes to one wall with mirrored sliding doors, uPVC double glazed window with attractive aspects across towards Pendle Hill, panelled radiator.

### **En-suite Shower Room**

Modern 3-pce white suite comprising low level w.c., pedestal wash basin with mixer tap, shower enclosure with sliding screen and thermostatic shower, part tiled walls, tiled flooring, panelled radiator, extractor fan, recessed spotlighting.

### **Bedroom Two**

12' 0" x 9' 7" (3.66m x 2.92m)

Double room with modern fitted wardrobes with sliding mirrored doors, TV point, panelled radiator, uPVC double glazed window.

### **Bedroom Three**

12' 0" x 7' 4" (3.66m x 2.24m)

uPVC double glazed window with distant aspects looking across towards Pendle Hill, panelled radiator.

### **Bedroom Four**

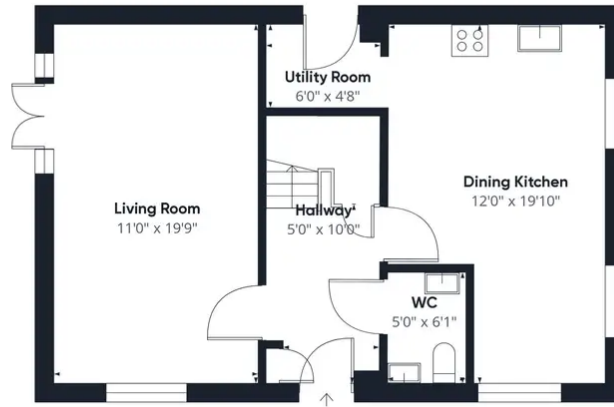
9' 10" x 8' 0" (3.00m x 2.44m)

Flexible bedroom or useful home office with 2 x uPVC double glazed windows to front and side elevations, panelled radiator, additional built in cupboard with useful storage space.

### **Bathroom**

Modern 3-pce white suite comprising low level w.c., pedestal wash basin with mixer tap, panelled bath with mixer tap, screen and thermostatic shower over, part tiled walls, tiled flooring, extractor fan, shaver point, recessed spotlighting, uPVC double glazed window, panelled radiator.



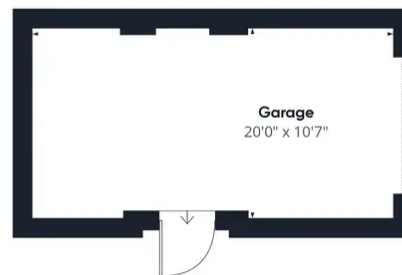


Floor 0 Building 1

Approximate total area<sup>(1)</sup>  
1346.13 ft<sup>2</sup>



Floor 1 Building 1



Floor 0 Building 2

(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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