



## 11 Ludlow Road, Clitheroe

£475,000 Freehold

**\*\* IMPRESSIVE AND MODERN 4 BEDROOM DETACHED FAMILY HOME IN PRIME LOCATION ON SOUGHT-AFTER DEVELOPMENT WITH NO ONWARD CHAIN \*\*** Boasting a light filled open plan living dining kitchen with spacious hallway and lounge and extended orangery leading out to a modern designed landscaped garden and patio with garage and double driveway.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Impressive and modern, this stunning 4-bedroom detached house offers a high specification of accommodation within a sought-after development. The property boasts four excellent bedrooms, including a modern en-suite and bathroom for added convenience. The light-filled open plan living dining kitchen is perfect for both family living and entertaining, with a spacious open hallway and welcoming lounge providing additional space for relaxation. A 2-piece cloaks, integral garage, and driveway complete the ground floor layout, while the stunning orangery opens out to the landscaped rear gardens and decked patio, creating a seamless indoor-outdoor flow for enjoyment all year round.

Outside, the property continues to impress with an attractive sizeable rear garden featuring a large timber decked patio and a raised area laid to artificial lawn. A pleasant corner enclosed seating area offers a tranquil spot for al fresco dining, while a feature pebbled area with a modern walled water feature adds a touch of elegance to the outdoor space.

The timber fencing surround and side gate access provide privacy and security, ideal for families or those who love to entertain outdoors. The front of the property features a tarmac double driveway with pleasant open outlooks over an attractive small grassy play area. Additionally, there is an integral single garage with an up and over door, power, and lighting. This property truly offers a wonderful blend of modern living spaces and attractive outdoor areas, making it a desirable family home in a prime location.

- Impressive Modern Detached Family Home
- Beautiful High Specification Accomm. On Sought-After Development
- Four Excellent Bedrooms, Modern En-suite & Bathroom
- Light Filled Open Plan Living Dining Kitchen
- Spacious Hallway & Welcoming Lounge
- 2-pce Cloaks, Integral Garage & Driveway
- Stunning Orangery Opening Out To Garden
- Landscaped Rear Gardens and Decked Patio



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### **Hallway**

Staircase to first floor, panelled radiator, Velux window.

### **Lounge**

Feature media wall, panelled radiator, carpet flooring, uPVC double glazed windows.

### **Cloak Room**

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

### **Superb Open Plan Living Dining Kitchen**

Kitchen Area: Modern white fitted wall, base and drawer units with complementary quartz working surfaces, contrasting splashback, range of built-in appliances including fridge and freezer, double oven and microwave, induction hob, extractor filter unit over, under unit lighting, integrated dishwasher, 1½ bowl stainless steel sink drainer unit with mixer tap, integrated wine cooler, breakfast bar area, under unit plinth lighting. Dining Area: Patio doors leading out to garden, vertical panelled radiator, television points, feature wood clad wall, french doors leading to orangery:

### **Orangery**

Vertical panelled radiator, carpet flooring, recessed spotlighting, recessed ceiling speakers, television point, two sliding bi-fold opening doors, lantern style feature roof window, uPVC double glazed windows.

### **Garage**

Plumbing for washing machine, wall mounted boiler, power and lighting.

### **Landing**

Light filled area with carpet flooring, recessed spotlighting, feature steel and glass balustrade, feature beam, loft access.

### **Bedroom One**

Carpet flooring, television point, recessed spotlighting, panelled radiator, feature tiled wall, uPVC double glazed windows.

### **En-suite**

3-pce white suite comprising shower enclosure, sliding glazed doors, pedestal wash basin, low level w.c., tiled walls, tiled flooring, white ladder style radiator, recessed spotlighting, extractor fan, shaver point, uPVC double glazed frosted window.

### **Bedroom Two**

Carpet flooring, panelled radiator, uPVC double glazed window.

### **Bedroom Three**

Carpet flooring, panelled radiator, uPVC double glazed window.

### **Bedroom Four**

Carpet flooring, panelled radiator, recessed spotlighting, uPVC double glazed window.

### **Bathroom**

4-pce suite comprising, shower enclosure, glazed screen, panelled bath with mixer tap, handheld shower attachment, dual sink unit, mixer taps with vanity drawer unit under, shave point, low level w.c., tiled walls, tiled floors, white ladder style radiator, recessed spotlighting, extractor fan, uPVC double glazed frosted window.





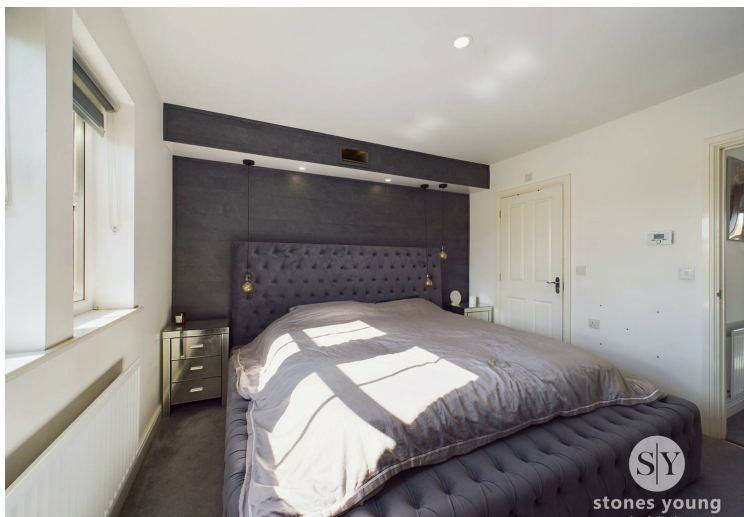
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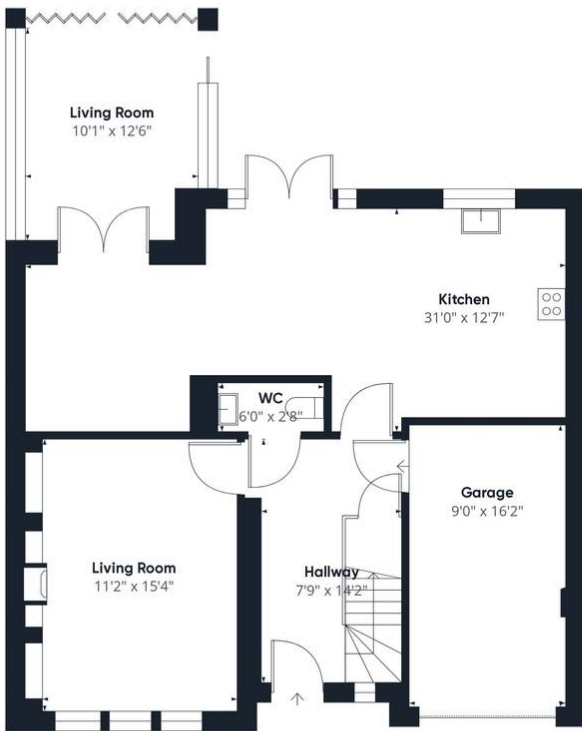


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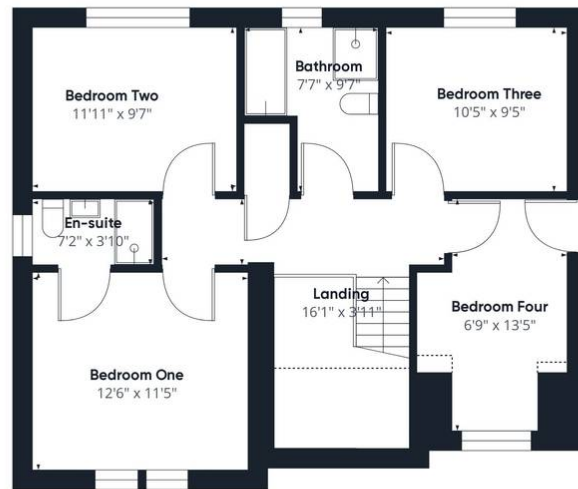


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Floor 0



Floor 1

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

1537.19 ft<sup>2</sup>

Reduced headroom

39.93 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft

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

Calculations are based on RICS IPMS 3C standard.

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