



## 12 Henry Place, Clitheroe

£329,950 Leasehold

Modern detached home in a cul-de-sac near the town centre with 3 double bedrooms, en-suite, dining kitchen, garage, EV charging, south-facing garden, and woodland views.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





This attractive modern detached home is positioned in a sought-after cul-de-sac within a popular development, just a short walk from the town centre. The property offers a spacious and practical layout, featuring a welcoming hallway, a convenient two-piece cloakroom, and a bright front lounge with a bay window and built-in storage. The modern dining kitchen is designed for family living, with space for a dining table and direct views over the rear garden. Upstairs, you will find three generously sized double bedrooms, including a master bedroom with fitted wardrobes and a modern en-suite shower room. The modern family bathroom serves the remaining two bedrooms, offering stylish and functional fittings throughout. The property benefits from efficient double glazing and gas central heating, ensuring a comfortable living environment year-round.

Externally, the property boasts a well-presented frontage with a private driveway, artificial lawn, an integral single garage and EV charging point to the side. The south-facing rear garden is impressively spacious and low maintenance, primarily laid with artificial lawn and complemented by a paved patio area, ideal for outdoor dining and relaxation. The property overlooks picturesque woodland to the side, providing a tranquil backdrop and there is access from the front of cul-de-sac to countryside pathways that meander towards the river and through scenic woodland walks, ideal for families and those who enjoy an active lifestyle, offering both privacy and a connection to nature right from the doorstep.

- Attractive Modern Detached Home
- 3 Ample Double Sized Bedrooms
- Modern Family Bathroom & En-suite
- Low Maintenance Spacious South-Facing Garden
- Garage, EV Charging & Driveway
- Tucked Away Cul-De-Sac Position
- Popular Development – Walking Distance To Town
- Front Lounge With Bay Window & Storage
- Hallway, 2-pce Cloaks & Modern Dining Kitchen
- Neighbouring Woodland Walks From Doorstep



**Entrance Hallway**

Double glazed external front door, spindle staircase leading to first floor, panel radiator.

**Lounge**

UPVC double glazed feature bay window with pleasant aspects across cul-de-sac, TV point, panel radiators, storage cupboard.

**Cloakroom**

Modern 2-pce white suite comprising pedestal wash hand basin with mixer tap, low-level w.c., panel radiator, part tiled walls, uPVC double glazed window, tiled effect flooring.

**Dining Kitchen**

Bright modern fitted kitchen with range of high gloss wall base and drawer units, complementary laminate working surfaces and up stands with tiled splashback, under unit spotlights, sink drainer unit with mixer tap, plumbing for washing machine, 4-ring gas hob with stainless steel splashback and extractor filter canopy over, eyelevel electric double oven and grill, integrated fridge freezer, cupboard housing Vaillant combination gas central heating boiler, uPVC double glazed window and French doors leading out to garden, herringbone wood wood style flooring, recessed spotlighting, pleasant rear aspects of neighbouring woodland.

**Landing**

Spindle balustrade, panel radiator, uPVC double glazed window, 2 x storage cupboards.

**Bedroom One**

Excellent double bedroom with carpet flooring, fitted wardrobes to one wall, uPVC double glazed window, panel radiator.

**En-suite Shower Room**

Modern 3-pce white suite with shower enclosure with electric shower, pedestal wash basin with mixer tap, low-level w.c., uPVC double glazed window, chrome ladder style radiator, part tiled walls, tiled effect flooring, recess spotlighting, extractor fan.

**Bedroom Two**

Spacious double bedroom with carpet flooring, uPVC double glazed window with excellent outlooks over garden and neighbouring adjoining Woodland, panel radiator, TV point.

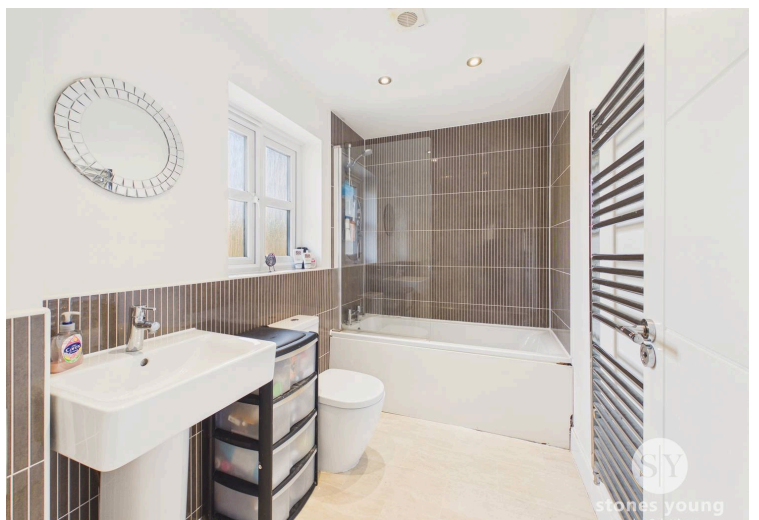
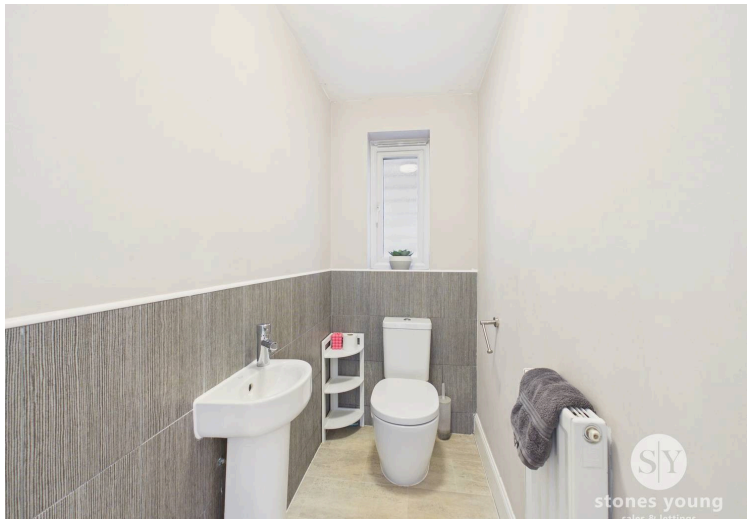
**Bedroom Three**

Double bedroom with carpet flooring, panel radiator, uPVC double glazed window with attractive rear aspect across adjoining woodland, TV point.

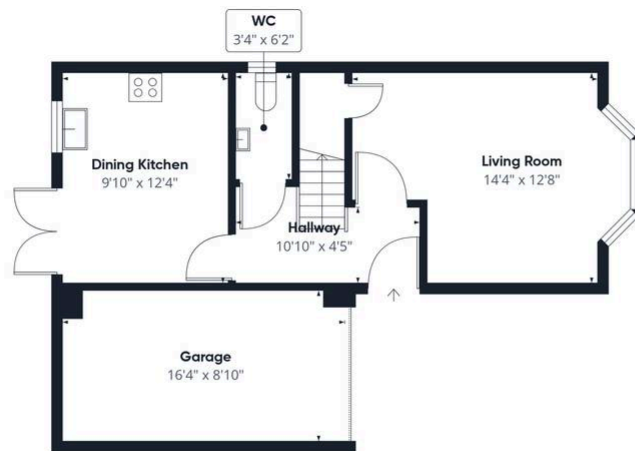
**Bathroom**

Modern 3-pce white suite comprising panelled bath with mixer tap and electric shower, low-level w.c., pedestal wash basin with mixer tap, chrome ladder style radiator, part tiled walls, tiled effect flooring, uPVC double glazed window, recessed spotlighting, extractor fan.

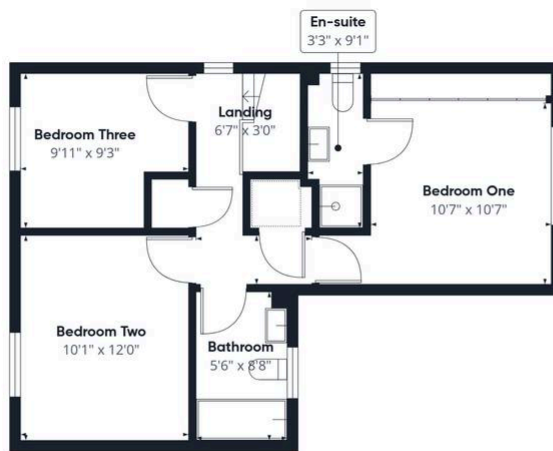








Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1024 ft<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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