



1 Tarnbrook Drive, Clitheroe

£275,000 Freehold

Modern 3-bed semi in sought-after area with countryside views, en-suite, stylish kitchen, private parking with EV charger, and secure gardens. Ideal for families, downsizers, or first-time buyers.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



This stunning modern semi-detached home offers an ideal blend of style, comfort, and practicality, perfectly suited for families, downsizers, or first-time buyers. Situated in a sought-after position on a new desirable development on the outskirts of town, the property enjoys pleasant aspects towards Pendle Hill and direct access to countryside walks from the doorstep. The well-appointed interior features a light and airy lounge, a modern two-piece cloakroom, and an attractive dining kitchen complete with a utility area. Upstairs, there are three well appointed bedrooms, including a modern en-suite shower room and a stylish family bathroom. The thoughtful layout ensures a seamless flow throughout the home, with excellent fixtures and fittings providing a move-in-ready environment.

Outside, the property boasts a welcoming lawned front garden with planted borders, and a good-sized side tarmac tandem driveway offers private parking for two cars and includes an EV charging point for added convenience. There is a spacious lawned rear garden, which is not overlooked and provides a wonderful setting for relaxation or entertaining with a stone boundary wall and timber privacy fencing, ensuring a secure and private environment. This property presents an excellent opportunity to enjoy modern living in a

desirable location.

- Stunning Modern Semi-Detached Home
- 3 Bedrooms; Landing With Boarded Loft Storage
- Light & Airy Lounge; Modern 2-pce Cloaks
- Attractive Dining Kitchen & Utility Area
- Modern En-suite Shower Room & Bathroom
- Sought-After Position On New Development
- Countryside Walks From The Doorstep; Pleasant Aspects
- Excellent Spacious Rear Garden & 2-Car Drive
- Well Appointed Interior; Ideal Families, Downsizers Or First Time Buyers



Entrance Hallway

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

Lounge

Light and airy room with uPVC double glazed window, TV point, built-in understairs storage cupboard, panel radiator.

Dining Kitchen

Modern light wood style fitted wall and base units with contrasting laminate worktops and upstands, stainless steel sink drainer unit with mixer tap, built in 4-ring gas hob with stainless steel splashback and extractor filter canopy over, integrated electric oven, plumbing for dishwasher, space for fridge freezer, panel radiator, wood style flooring, uPVC double glazed french doors leading to garden.

Utility Area

Plumbing for washing machine, modern base unit and laminate worktop, wood style flooring, wall mounted combination gas central heating boiler, uPVC double glazed window.

Cloakroom

Modern 2-pce white suite with pedestal hand wash basin with mixer tap, low-level w.c., panel radiator, tiled effect flooring, extractor fan.

Landing

Spindle balustrade, uPVC double glazed window, loft access which is fully boarded with ladder, large built in storage cupboard.

Bedroom One

Double room with carpet flooring, built in storage cupboard, uPVC double glazed window, panel radiator, stunning views across towards Pendle Hill.

En-suite Shower Room

Modern 3-pce white suite with double shower enclosure with thermostatic shower and glazed screen, half pedestal wash basin with mixer tap, low-level w.c., panel radiator, tiled effect flooring, uPVC double glazed frosted window, extractor fan, part tiled walls.

Bedroom Two

Double room with carpet flooring, uPVC double glazed window with pleasant aspects, panel radiator.

Bedroom Three

Single room with carpet flooring, uPVC double glazed window, pleasant rear outlooks, panel radiator.

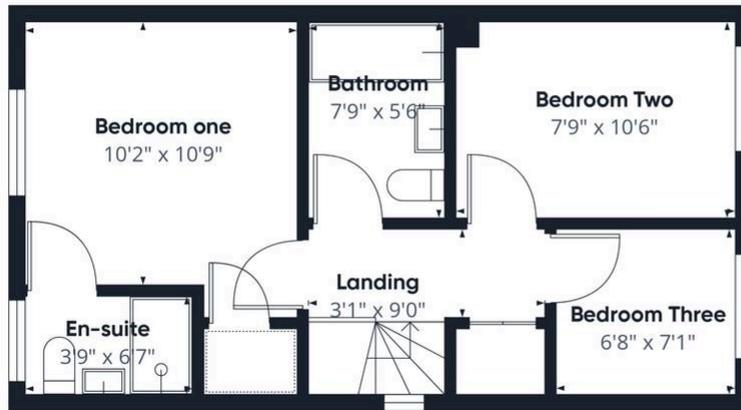
Bathroom

Modern 3-pce white suite with panel bath with glazed screen and thermostatic shower over with mixer tap, half pedestal wash basin with mixer tap, low-level w.c., tiled effect flooring, panel radiator, extractor fan, part panel walls.





Floor 0



Floor 1



Approximate total area⁽¹⁾
759 ft²

(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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