



Plot 45, Montgomerie Gardens, Woone Lane, Clitheroe

Chain Free £242,995

With gorgeous south westerly aspects and the availability of PART EXCHANGE, this excellent new build detached comprises hall, cloakroom, lounge, kitchen diner, three generous bedrooms, en-suite, house bathroom, garage.
(960 sq ft/89.2 sq m approx. AWAITING EPC).

Fully carpeted and ready now.



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Directions	From our office. Proceed to the end of York Street, turn right into Waterloo Road at the roundabout, continue into the Peel Street inner by-pass passing Tesco and then Homebase. Continue over the next two roundabouts into Whalley Road and continue for approximately quarter of a mile. Shortly after Primrose Petrol Station turn right into Woone Lane. Montgomerie Gardens can be found on the left hand side after approximately three hundred yards. The site sales office is located on the right hand side.
Services	Mains supplies of gas, water, electricity and drainage. Gas central heating to panelled radiators from a Baxi condensing combination boiler. Rates are payable to RVBC Band (BANDING TO BE ADVISED). We are advised the tenure is Leasehold for a term of two hundred and fifty years at a ground rent of £250.00 per annum.
Additional Features	The property has PVCu double glazing, Electrolux kitchen appliances, Ideal Standard sanitaryware, Grohe brassware. The price includes all floor coverings and there is LED down-lighting.
Location	An established and popular residential location on the south west edge of Clitheroe providing good access to local shops, schools and amenities.
Accommodation	<p>This fabulous new build detached property for Miller Homes enjoys a favoured edge of site position with a gorgeous south westerly aspect across to Kemple End. Rather nicely, the main entrance door is protected from the elements by the garage canopy; something you will appreciate on a rainy day. The composite door opens to a particularly spacious reception hall; wide and welcoming there is a two piece cloakroom as well and a quarter return staircase with an oak rail to the balustrade. The wide bay window allows light to flood into the lounge; enhancing the perception of space and creating a really pleasant relaxing room. Much thought has been given to the optimum viewing position for the TV/home media and there will be no loose cables on show.</p> <p>Distant views to Kemple End and Longridge Fell are enjoyed from the kitchen diner and French windows open to the rear garden, offering an alfresco option when the weather allows. (The land to the rear will be built on in due course). The smart contemporary styled fitted kitchen has gloss white cupboard fronts with contrasting light oak finish counters and upstands. There is a Blanco stainless steel sink unit with a swan necked monobloc mixer tap. The Zanussi appliances consist of a split level double oven and grill, four-ring gas hob beneath a stainless steel/glass extractor, fridge freezer, dishwasher and washing machine. Brushed stainless steel plug socket covers add a further touch of quality.</p> <p>On the first floor landing there are two useful storage cupboards and a loft access hatch. The Orwell design offers three excellent bedrooms, all of generous dimensions. The master has built-in wardrobes with sliding mirrored doors and a sumptuous three piece en-suite shower room consisting of a part glazed cubicle with Mira electric shower, pedestal washbasin and low suite wc. The walls are part tiled and a chromed ladder radiator warms your towels. The two rear bedrooms look towards Stonyhurst, number 2 is a generous double, number 3 a large single. They share an excellent house bathroom with distinctive on trend wall tiling comprising panelled bath with a Mira electric shower and glazed screen over, pedestal washbasin with monobloc mixer tap and a low suite wc; towels warm on a warm chromed ladder radiator.</p>
External	Running alongside the lawned front garden a tarmac drive leads to the front door and an integral single garage. Facing south west, the timber fenced rear garden makes the most of a sunny day.
	A really lovely home, we strongly recommend and internal viewing.
Viewing	Strictly by appointment with the Agents. (1f16)

Orwell

3 Bed

Plots

35*, 38, 45*, 51

Overview

The sheltered entrance of the Orwell, and the bay window, that makes the subtly L-shaped lounge an elegant interior, are typical of the thoughtful details to be found throughout this impressive home.

Key Features

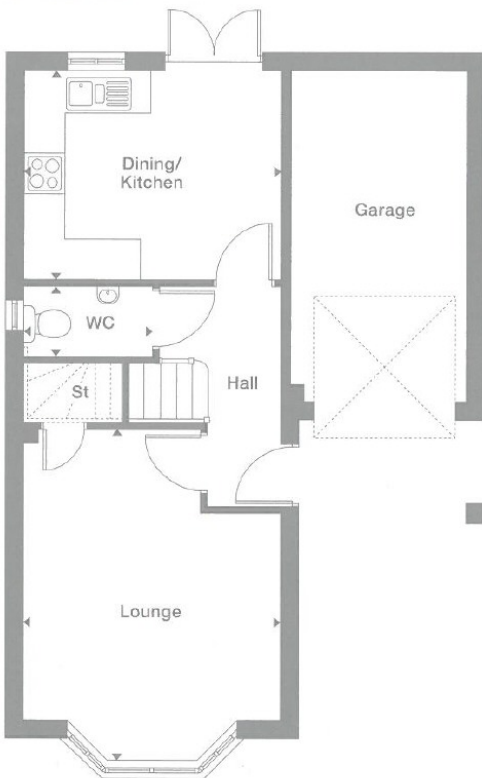
Integral Garage
3 Large Bedrooms
Bay Window
Fronted Lounge
Large Dining/Kitchen
French Doors
Downstairs WC
Master Bed En-Suite

Total Floor Space

89.2m² (960 sq ft)



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.850m x 4.943m
12'8" x 16'3"

Dining/Kitchen
3.805m x 3.100m
12'6" x 10'2"

WC
1.915m x 1.013m
6'3" x 3'4"

First Floor

Master Bedroom
3.850m x 3.240m
12'8" x 10'8"

En-Suite
2.850m x 1.010m
9'4" x 3'4"

Bedroom 2
3.675m x 3.100m
12'1" x 10'2"

Bedroom 3
2.850m x 3.100m
9'4" x 10'2"

Bathroom
2.675m x 1.700m
8'9" x 5'7"

Photography represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

* Plots are a mirror image of plans shown above



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