



2 Piccadilly Close,  
Clitheroe

Asking Price £399,950

Favourably positioned along a small cul-de-sac close to town, this fabulous detached property (built 2019) offers superbly presented accommodation which is both light and spacious. Generously proportioned it comprises hall, two piece cloakroom, lounge, study, a full width kitchen diner/family room overlooking the rear garden, utility, four excellent bedrooms, en-suite and house bathroom. Easily managed landscaped gardens, parking for four cars and a detached two-car garage. (1,400 sq ft/130.1 sqm approx/EPC: B).

An easy walk into town and to the local schools. Viewing is highly recommended.



## 2 Piccadilly Close, Clitheroe

### Directions

When travelling from our office proceed to the end of York Street. Turn left at the roundabout into Well Terrace, continue over the next roundabout into Waddington Road. Proceed under the railway bridge and take the second turning on the left into Milton Avenue. Upon entering the new Morris Homes development bear right and as the road bends to the left turn right into Piccadilly Close, whereby number 2 is the first property on the right hand side.

### Services

Mains supplies of gas, electricity, water and drainage. Gas central heating to radiators from a Potterton boiler linked to a Heatrae Sadia unvented hot water cylinder. Council tax is payable to RVBC Band F. The tenure is Freehold.

### Additional Features

The property has PVCu double glazed windows and external doors, Neff kitchen appliances, quality floor coverings, a full width kitchen diner/family room overlooking the rear garden, LED down-lighting, fitted wardrobes and an alarm system.

### Location

A highly desirable residential area on the fringe of the town centre, providing very convenient access to local shops, schools, amenities and public transport.

### Accommodation

The front door opens to a wide and welcoming hall, staircase rising to the first floor, with a two piece cloakroom and a roomy study; ideal if you work from home. Spanning the full width of the property, the kitchen diner/family room offers the open plan arrangement of space so desired in a modern home and with windows on two walls it's lovely and light too. French doors open to the rear patio and garden. The fitted cabinetry is to the popular Shaker style with brushed stainless steel handles, quartz counters/upstands and a stainless steel under-counter sink unit with mixer tap. The Neff cooking appliances consist of a double electric oven with a five-ring gas hob and extractor over. There is also a built-in microwave oven. The integrated appliances comprise a dishwasher and fridge. There is a corner carousel and soft close pan drawers also. This excellent room provides ample space for a dining table and chairs plus a sofa and coffee table. In the separate utility there is a stainless steel sink with plumbing for a washing machine and an integrated freezer. The central heating boiler is located here too. Wide and deep the lounge accommodates large furniture with consummate ease. There is a front facing bay window and a further side window.

This house design provides three generous double bedrooms and a large single, all having built-in wardrobes. The master bedroom has twin wardrobes and a luxurious three piece en-suite comprising a large cubicle with tiled walls, sliding glass door and an Aqualisa thermostatic shower; wall hung vanity washbasin and a low suite wc. Bedroom 2 also features a Juliet balcony. The house bathroom is similarly stylish and comprises a panelled bath with glazed screen and an Aqualisa thermostatic shower over, pedestal washbasin and a low suite wc. On the landing you'll find a cylinder cupboard and there is a loft access hatch also.

### Outside

To the front a lawned garden with hedge boundary. Down the side a tarmac drive leading to a detached double garage with twin up-and-over doors. The drive will accommodate three to four cars. The rear garden enjoys a sunny westerly aspect. Thoughtfully landscaped, you'll see a welcome variety of interesting plants, shrubs and specimen trees. The stone patio offers a tempting place to enjoy an alfresco occasion with family and friends.

An early viewing is most certainly recommended.

### Viewing

Strictly by appointment with Anderton Bosonnet - a member of The Guild of Property Professionals.

1ST FLOOR



2 PICCADILLY CLOSE, CLITHEROE, BB7 2RR

TOTAL FLOOR AREA : 1400sq.ft. (130.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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