



3 Heron Mews, Clitheroe

£440,000 Freehold

Stylish individually designed 4 bed detached home on a generous corner plot in a quiet cul-de-sac. Modern upgraded interiors, flexible living, south-facing garden, garage, and parking. Close to fields, amenities, and schools.

Council Tax band: E

Tenure: Freehold



This outstanding four bedroom detached house offers a superb blend of style, space and comfort, set within a sought-after cul-de-sac of just four homes on the outskirts of town. Individually designed and custom-built by Taylor Wimpey in 2014, the property stands on a generous corner plot, boasting a light-filled and beautifully upgraded interior that is move-in ready. The welcoming hallway leads to a spacious living room, a modern open plan kitchen with integrated appliances, and a stylish dining area that flows seamlessly into a garden sitting room, perfect for entertaining or relaxing. The ground floor also features an additional flexible lounge or bedroom 4, a practical utility room and a two-piece cloakroom. Upstairs, there are 3 further bedrooms, including a master with a modern en-suite shower room, as well as a deluxe four-piece family bathroom. The property is freehold, offering hassle-free ownership, and benefits from excellent storage throughout. The location is particularly appealing, with open fields at the end of the cul-de-sac, providing a peaceful setting while still being conveniently close to local amenities, schools and transport links.

Outside, the property is approached by a tarmac driveway offering private parking for up to 3 cars, with an open front porch and attached single garage. Gated

side access leads to the rear garden, where a gravelled patio area and pathways guide you through to a fantastic, generous south-facing lawned garden with pleasant planted borders, an array of young fruit trees, and a sizeable timber decked patio ideal for outdoor dining and entertaining. The boundaries are defined by a combination of a stone wall and timber fencing, providing privacy and security. This exceptional outside space is perfect for families, gardening enthusiasts, or those who simply enjoy relaxing in the sun. With its combination of modern living, thoughtful design, and idyllic setting, this property offers a rare opportunity for a discerning buyer seeking a quality home in a favoured location.

- Individually Designed Modern Detached Home
- Beautiful Upgraded Spacious Light-Filled Interior
- Fantastic Corner Plot With South Facing Gardens
- 4 Flexible Bedrooms- Master En-suite
- Excellent Open Plan Living Accommodation
- Welcoming Hallway, Living Room, Utility & 2-pce Cloaks
- Garden Room, Dining Area & Superb Modern Kitchen
- Deluxe 4-pce Family Bathroom; Garage & 3-Car Driveway
- Tucked Away Cul-De-Sac Set With Just 4 Houses
- Favoured Location - Open Field Aspects



Hallway

Spacious welcoming hallway with double glazed external front door and glazed panel surround, wood style flooring, attractive spindle return staircase leading to first floor with fitted storage under and built-in cupboard, recess spotlighting, panel radiator.

Lounge/Bedroom Four

Flexible spacious room, an ideal reception or additional bedroom with wood style flooring, TV point, panel radiator, uPVC double glazed window, uPVC French doors leading out to garden.

Living Room

Wood style flooring, TV point, uPVC double glazed windows, vertical panel radiator, open to kitchen and rear hallway with uPVC sliding patio doors to rear patio garden.

Utility Room

Modern white fitted wall and base units with contrasting laminate worktops and tiled splashback, plumbing for washing machine, space for tumble dryer, wood style flooring, panel radiator, uPVC double glazed window, roof access point.

Cloakroom

2-pce white suite with low level w.c., pedestal wash basin, wood style flooring, panel radiator, part tiled walls, uPVC double glazed window, extractor fan.

Kitchen

Contemporary kitchen in the heart of the ground floor with an array of wall, base and drawer units with contrasting worktops and tiled splash back, counter LED lighting, 1½ bowl integral sink unit with mixer tap, integrated appliances including eye level electric oven and grill, induction hob, and extractor filter canopy over, built in dishwasher, wood style flooring, recessed spotlighting, open through to dining room and garden room.

Garden Sitting Room

Lovely open room with uPVC double glazed windows and uPVC double glazed french doors to garden, wood style flooring, panel radiator, attractive pitched ceiling with 2 velux windows.

Dining Room

Light and airy open flowing room with wood style flooring, panel radiator, uPVC double glazed window and uPVC french doors to garden.

Landing

Impressive gallery landing with spindle balustrade, panel radiator, uPVC double glazed window, loft access, cupboard housing hot water cylinder.

Bedroom one

Double bedroom with carpet flooring, panel radiator, uPVC double glazed window with pleasant views over neighbouring fields.

En-suite Shower Room

Modern spacious 4-pce white suite with twin pedestal wash basins, low-level w.c., chrome ladder style radiator, corner shower enclosure with thermostatic shower, tiled effect flooring, part tiled walls, uPVC double glazed frosted window, recessed spotlighting, extractor fan.

Bedroom Two

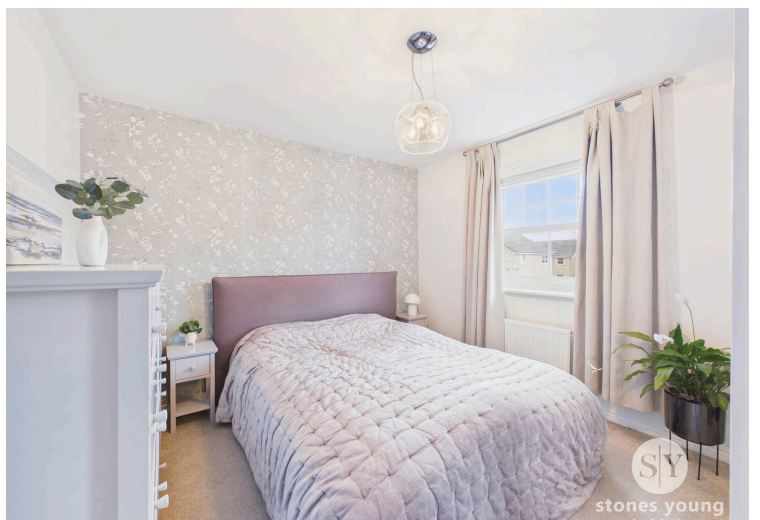
Double bedroom with carpet flooring, panel radiator, fitted wardrobes, uPVC double glazed window.

Bedroom Three

Small double room with carpet flooring, panel radiator, uPVC double glazed window.

Bathroom

Modern deluxe 4-pce white suite comprising panelled bath with mixer tap, low level w.c., basin with vanity unit surround and drawers under and mixer tap, separate shower enclosure with glazed screen and thermostatic rainfall shower over, ladder style radiator, tiled flooring, part tiled walls, recessed spotlighting, extractor fan, uPVC frosted double glazed window.





Floor 0



Floor 1

Approximate total area⁽¹⁾
1655 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.

GIRAFFE360