



46 Ludlow Road, Clitheroe

£440,000 Freehold

STUNNING FOUR BEDROOM FAMILY HOME IN CLITHEROE A modern marvel, this outstanding four bedroom detached home represents the epitome of contemporary living. Built in 2022 with a remaining six years NHBC warranty, this impressive property boasts a high standard of accommodation throughout with exceptional interior design and decor throughout.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



STUNNING FOUR BEDROOM FAMILY HOME IN CLITHEROE A modern marvel, this outstanding four bedroom detached home represents the epitome of contemporary living. Built in 2022 with a remaining six years NHBC warranty, this impressive property boasts a high standard of accommodation throughout with exceptional interior design and decor throughout. Entering the property, you're greeted by a spacious hallway, leading to a fantastic layout with two versatile reception rooms. The lounge has been upgraded with a feature media wall and paneling for a modern cosy feel. To the rear, you'll find an upgraded kitchen diner featuring integrated appliances, quartz worksurfaces and generous cupboard space while leaving room for a large dining table. Adjacent is a useful utility room and a modern two piece WC.

Upstairs, you'll find an incredible master room with fitted wardrobes and en-suite with another double room, two singles and three piece bathroom, all with their own views over the local countryside, towards Pendle Hill and Kemple End. While the landscaped rear garden provides a serene outdoor retreat. With a single detached garage featuring power and lighting, as well as driveway parking for several cars, this property offers both practicality and luxury. With no onward chain, this

modern gem is ready to become your dream home.

Stepping outside, the beauty of this property continues with a modern landscaped private rear garden. Enjoy the picturesque views over neighbouring open fields and towards Kemple End. The beautiful countryside surroundings offer the perfect backdrop for leisurely walks just steps from your doorstep. A front and side tarmac driveway leads to a spacious detached garage with power and lighting, providing ample storage and parking space. With all these features combined, this property set on a stunning corner plot on the periphery with open field aspects offers a rare opportunity to live in a highly favoured new development on the edge of open countryside.

- Stunning Countryside Views by the River
- Incredible Interior Design and Decor Throughout
- Master Bedroom with Fitted Wardrobes, En-Suite and Views
- Cosy Lounge with Feature Panelling and Media Wall
- Versatile Second Reception Room - Ideal Office or Snug
- Downstairs WC and Utility
- Large Rear Garden with Added Patio Area
- Single Garage with Power and Lighting



Hallway

LVT flooring, stairs to first floor with under stairs storage, panel radiator, composite front door

Lounge

Carpet flooring, media wall with electric fire, panel radiators x2, upvc double glazed windows x2

Office/Snug

Carpet flooring, panel radiator, upvc double glazed windows x2

Kitchen Diner

Range of fitted wall and base units with contrasting quartz worksurfaces, sink and drainer, integral oven and grill, integral fridge freezer, integral dishwasher, gas hob, LVT flooring, panel radiator, upvc double glazed windows x4, upvc double glazed French doors to garden

Utility

Range of fitted wall and base units with contrasting quartz worksurfaces, plumbed for washing machine, space for tumble dryer, combi boiler, vinyl flooring, panel radiator, upvc double glazed frosted window

WC

Two piece suite with wc and sink, vinyl flooring, panel radiator

Landing

Carpet flooring, access to partially boarded loft with ladder, storage cupboard, panel radiator

Bedroom 1

Carpet flooring, fitted wardrobes, panel radiator x2, upvc double glazed windows x2

En Suite

Three piece suite with shower, wc and sink, tiled flooring, heated towel rail, upvc double glazed frosted window

Bedroom 2

Carpet flooring, panel radiator, upvc double glazed window

Bedroom 3

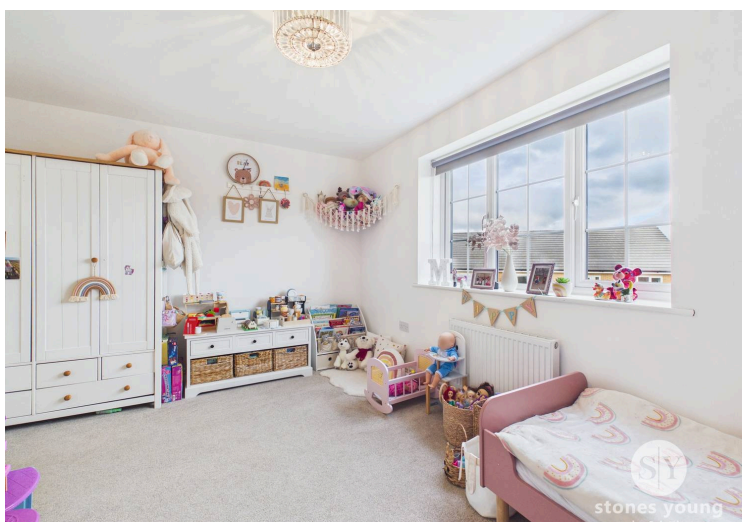
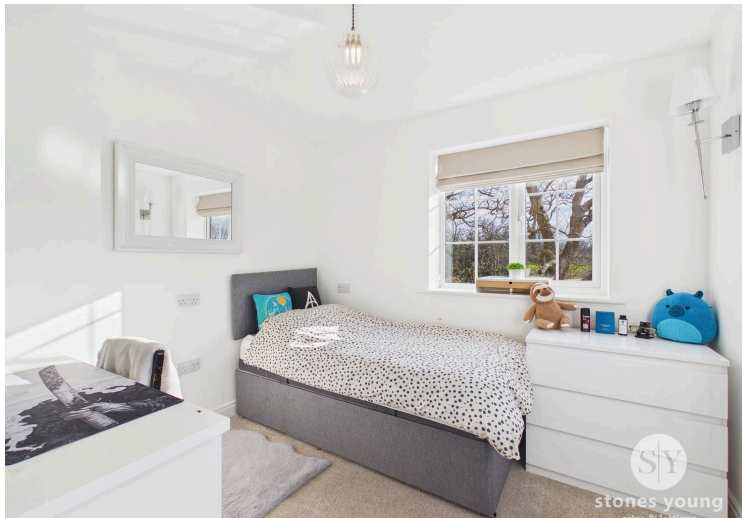
Carpet flooring, panel radiator, upvc double glazed window

Bedroom 4

Carpet flooring, panel radiator, upvc double glazed window

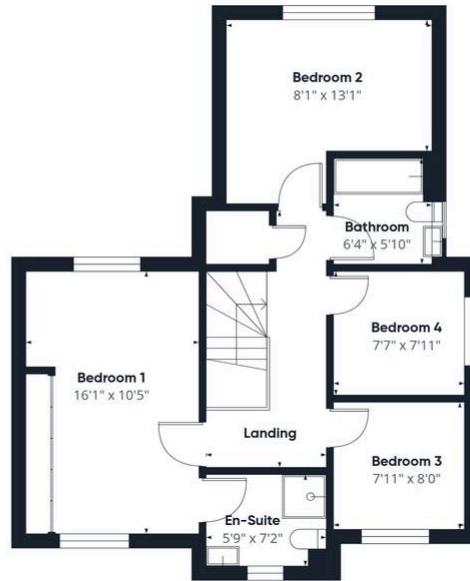
Bathroom

Three piece suite with shower over bath, wc and sink, tiled flooring, heated towel rail, upvc double glazed frosted window





Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area^m

1360 ft²

Reduced headroom

8 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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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