



11 William Place, Clitheroe

£299,995 Freehold

THREE BEDROOM DETACHED HOME WITH SOUTH FACING GARDEN Located in a desirable and peaceful cul-de-sac within walking distance of Clitheroe town centre, this modern three bedroom detached house presents an ideal opportunity for families and professionals alike. Built just six years ago and benefitting from a further four years remaining on its structural warranty, the property combines contemporary design with practical living spaces.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



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The ground floor features a spacious lounge, perfect for relaxation and entertaining, while to the rear, a well-appointed kitchen comes complete with fitted appliances, ample storage, and generous space for a dining table. French doors from the kitchen provide a seamless connection to the south facing rear aspect, which offers excellent potential for future development or extension (subject to the necessary permissions). A convenient downstairs WC adds to the functionality of the home.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation, with the principal bedroom enjoying a tranquil outlook and perfect shower en-suite. The family bathroom is finished to a modern standard, ensuring comfort and style.

Additional benefits include driveway parking, gas central heating from a new two year old combi boiler, and double glazing throughout. The property is perfectly positioned for those who appreciate nature, with neighbouring woodland and countryside walks. Commuters will appreciate the easy access to the A59, connecting you swiftly to the wider region, while local amenities, schools, and leisure facilities are all within easy reach.

- Three Bedroom Detached House in Clitheroe
- Six Year Old Property with Four Year Remaining Warranty
- Two Year Old Combi Boiler
- Beautiful South Facing Rear Garden
- Driveway Parking
- Potential for Extension and Development
- Downstairs WC
- Neighbouring Woodland Walks From Doorstep
- Tucked Away Cul-De-Sac Position
- Walking Distance to Clitheroe with Easy Access to A59



Entrance

Mat flooring, panel radiator

WC

Two piece suite with wc and sink, LVT flooring, panel radiator, upvc double glazed frosted window

Lounge

Carpet flooring, stairs to first floor, panel radiator, upvc double glazed window, upvc double glazed frosted window

Kitchen Diner

Range of fitted wall and base units with contrasting worksurfaces, double sink and drainer, electric over and gas hob, integral dishwasher, washing machine and fridge freezer, under stairs storage, LVT flooring, panel radiator, upvc double glazed window and French doors to south facing garden

Landing

Carpet flooring, storage cupboard, loft access, panel radiator, upvc double glazed window

Bedroom 1

Carpet flooring, panel radiator, upvc double glazed window

En-suite

Three piece suite with shower enclosure, wc and sink, vinyl flooring, panel radiator, upvc double glazed frosted window

Bedroom 2

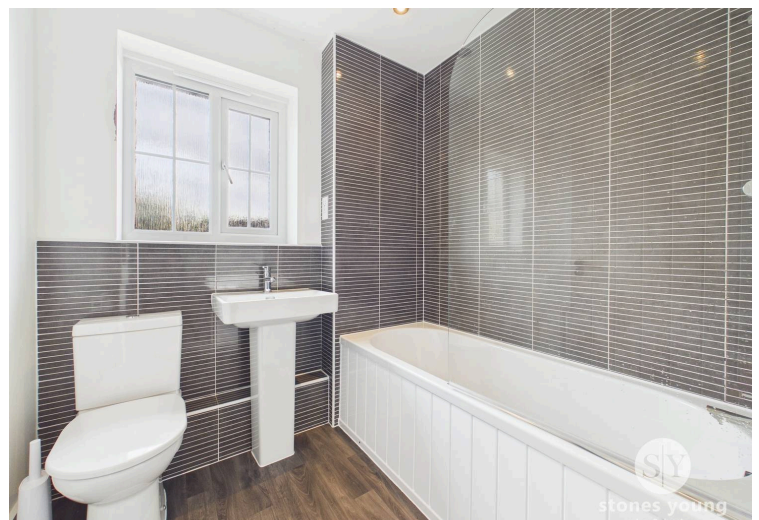
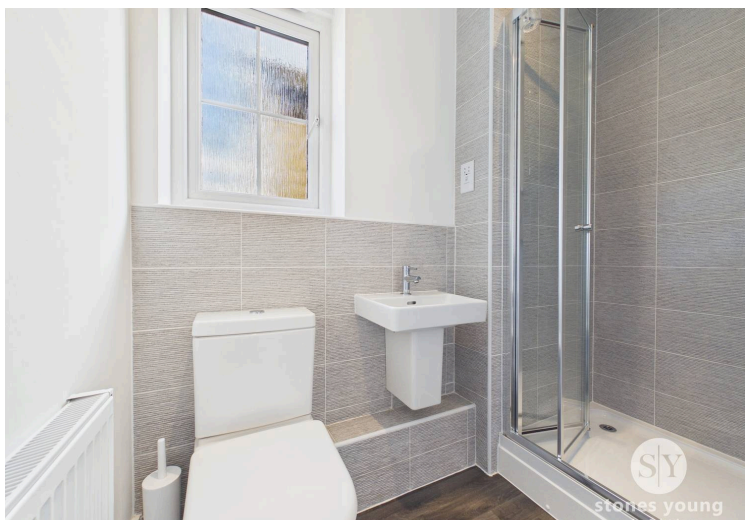
Carpet flooring, panel radiator, upvc double glazed window

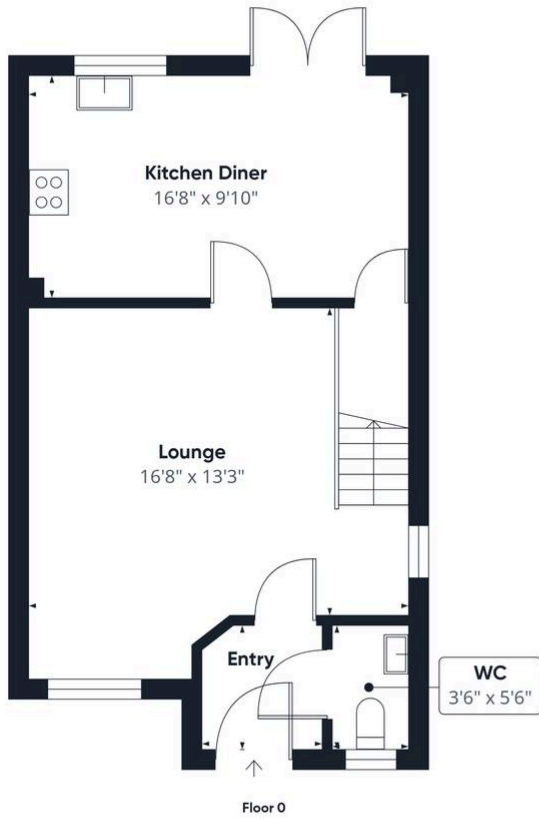
Bedroom 3

Carpet flooring, panel radiator, upvc double glazed window

Bathroom

Three piece suite with shower over bath, wc and sink, vinyl flooring, panel radiator, upvc double glazed frosted window





Approximate total area⁽¹⁾
849 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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