



## 2 Appleby Square, Clitheroe

£460,000 Freehold

Modern four-bed detached home with high-spec finishes, spacious kitchen, luxury en-suite, landscaped private garden, double driveway, garage, and excellent location near schools and countryside walks.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

This stunning four-bedroom detached family home presents an outstanding opportunity to acquire a modern, high-specification property in an excellent position on a sought-after development. The impressive, light and airy internal accommodation features a welcoming entrance hall, a generous lounge with french doors to the garden, and a spacious contemporary dining kitchen fitted with various upgrades and sleek finishes. The ground floor boasts Amitco flooring throughout, enhancing both style and practicality, while the utility room and cloakroom add convenience for busy family life. Upstairs, there are four well-proportioned bedrooms, including a luxury en-suite to the principal bedroom and a beautifully appointed 4-pce family bathroom, both of which have been upgraded to a high standard. The immaculate interior is designed with modern living in mind, offering ample space for relaxation and entertaining. The location is ideal, with countryside walks from the doorstep and excellent access to town amenities and well-regarded schools.

Externally, the property benefits from attractive outside space that has been thoughtfully landscaped for privacy and enjoyment. At the rear, a double driveway provides ample parking and leads to a detached

garage. There is a private walled rear garden ensuring seclusion, mainly laid to lawn, and boasting two stone-paved patio areas designed to capture the sunshine at different times of day with rear views across towards Pendle Hill. For outdoor entertaining, there is a wood burner and barbecue area, making this space perfect for gatherings. This property truly combines modern living with wonderful outdoor space, making it an ideal choice for families seeking a stylish and comfortable home in a desirable location.

- Stunning Modern Detached Family Home
- 4 Bedrooms, Luxury En-suite and Bathroom
- Contemporary Modern Dining Kitchen & Appliances
- Attractive Private Lawned Garden & Patio Areas
- Rear Views Across Towards Pendle Hill
- Impressive Light and Airy Internal Accommodation
- Generous Lounge, Welcoming Hall; Utility & Cloaks
- Detached Garage & Double Driveway
- Excellent Position On Sought After Development
- Immaculate High Specification Interior



## **Entrance Hallway**

Composite double glazed external front door, herringbone style Amtico flooring, spindle staircase to first floor, built in storage cupboard, panel radiator.

## **Cloakroom**

Modern 2-pce white suite, low level w.c., pedestal wash basin, part tiled walls, Amtico wood style flooring, extractor fan.

## **Lounge**

Spacious living room with wood style Amtico flooring, panel radiators, uPVC double glazed French doors to rear garden, uPVC double glazed feature bay front window, TV point, limestone contemporary fireplace with log effect electric fire.

## **Open Dining Kitchen**

Modern array of fitted wall base and drawer units with contrasting worktops, tiled splashback, under unit LED spotlighting, LED plinth lighting, a range of integrated appliances including fridge freezer, 5-ring gas up hob, with extractor canopy filter over, deep pan drawers, stainless steel sink and drainer unit with mixer tap, eye-level double electric oven and grill, built-in microwave oven, pull out larder unit, dishwasher, uPVC double glazed bay windows to the side and front elevations, panel radiators, herringbone style Amtico flooring, Venetian plaster feature wall, ceiling recessed spotlighting.

## **Utility Room**

Modern wall and base units with laminate contrasting worktops, cupboard housing Vaillant gas central heating boiler, plumbing for washing machine, space for tumble dryer, tiled splashback, panel radiator, Amtico wood style flooring, extractor flooring, uPVC double glazed external door.

## **Landing**

Carpet, spindle balustrade, built in storage cupboard, loft access.

## **Bedroom One**

Double room with carpet flooring, fitted range of modern wardrobes and bedside drawer cabinets, panel radiator, uPVC double glazed window.

## **En-suite Shower Room**

Spacious, 3-pce white suite, vanity cupboard unit with basin and mixer tap, herringbone wood style flooring, double shower enclosure with thermostatic shower, low level w.c., chrome ladder style radiator, fully tiled walls, extractor fan, shaver point, uPVC double glazed window.

## **Bedroom Two**

Double room with carpet flooring, panel radiator, uPVC double glazed window with views towards Pendle Hill.

## **Bedroom Three**

Double room with carpet flooring, uPVC double glazed window, panel radiator, TV point.

## **Bedroom Four**

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

## **Bathroom**

Modern 4-pce white suite with separate shower enclosure with thermostatic shower, panelled bath with mixer tap and hand held shower fitment, chrome ladder style radiator, low level w.c., herringbone style wood effect flooring, fully tiled walls, large vanity unit with basin, mixer tap and cupboard under, recessed spotlights, extractor fan, uPVC double glazed window.





Floor 0 Building 1



Approximate total area<sup>(1)</sup>  
1489 ft<sup>2</sup>



Floor 0 Building 2

(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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