



19 Croal Road, Clitheroe

£525,000 Freehold

Outstanding six bedroom detached home with flexible living, modern kitchen, three receptions, office, three bathrooms, large south-facing garden, driveway for four cars, and countryside aspects. Freehold.

Council Tax band: F

Tenure: Freehold



This outstanding six bedroom detached family home offers an impressive and versatile layout, perfectly suited to modern family living. Significantly extended in 2021, the property welcomes you through a bright and spacious entrance hall, instantly setting the tone for the quality and comfort found throughout. The ground floor features two or three generous reception rooms (ideal for entertaining or relaxing), a dedicated office for home working, and a modern, light-filled kitchen with an array of fitted units and range cooker. The kitchen flows through to the extension into a separate, large dining area, and utility room. The flexible extension provides options for additional living space, bedrooms, or a separate studio (ideal for multigenerational living or guests). Currently, six well-proportioned bedrooms are arranged over two floors, offering excellent flexibility for growing families. The master suite boasts a stylish en-suite shower room, while a contemporary family bathroom and a convenient ground floor wet room complete the accommodation. Throughout, the home is superbly presented, with attractive finishes and a sense of space that is truly deceptive from the outside. Set in an attractive position with rear aspects towards Kemple End, this property also enjoys immediate access to beautiful countryside walks from the doorstep.

Outside, the property is equally impressive. To the front, there is driveway parking for four cars, complemented by neat shrubbery and an artificial lawn for year-round kerb appeal. A side gate leads to the generous, south facing rear garden, thoughtfully designed for low maintenance and maximum enjoyment. The expansive paved patio provides the perfect setting for outdoor dining and entertaining, while the large artificial lawn offers ample space for children to play. Tucked into a sunny corner, a timber decked patio invites you to relax and unwind, making the most of the afternoon and evening sun. The garden also features a timber summer house (ideal for hobbies, storage, or a garden retreat), as well as outdoor lighting, power points, a cold water tap, and privacy fencing that ensures a secluded, tranquil atmosphere. This is a truly exceptional family home, offering incredible space, modern comfort, and a superb lifestyle in a sought-after location. Freehold.



Entrance Hallway

Double glazed uPVC external door, panel radiator, built in cupboard, spindle staircase to first floor.

Lounge

uPVC double glazed bay window, panel radiator, TV point.

Study/Office/Snug

TV point, panel radiator, uPVC double glazed window.

Cloakroom

2-pce white suite, corner pedestal basin, low level w.c., wood style flooring, panel radiator, extractor fan.

Sitting Room/Snug

uPVC double glazed window, TV point, sliding internal door.

Kitchen Diner

Light filled room with modern white fitted wall, base and drawer units, contrasting laminate worktops and up stands, integrated dishwasher, sink drainer unit with mixer tap, dual fuel range cooker and hob, tiled splash back, extractor filter canopy over, breakfast bar, wood style flooring, panel radiators, uPVC double glazed French doors out to the garden and uPVC double glazed windows, recessed spotlights.

Dining Room & Utility

Excellent start to the extension, super room with white fitted wall and base units and complementary laminate worktops, plumbing for washing machines and space for tumble dryers, TV point, wood style flooring, recessed spotlights, storage cupboard, uPVC double glazed window.

Rear Hallway/Office Area

Wood style flooring, panel radiator, recessed spotlights, uPVC double glazed external door to garden.

Shower Room

Generous modern walk-in style wet room with 3-pce white suite, low level w.c., pedestal wash basin, thermostatic shower, chrome ladder style radiator, anti-slip flooring, part tiled walls, recessed spotlighting, extractor fan.

Bedroom Five/Living Room

Excellent double room, carpet flooring, recessed spotlighting, TV point, panel radiator, uPVC double glazed French doors to garden.

Bedroom Six

Recessed spotlights, panel radiator, loft access, uPVC double glazed window.

Landing

Spindle balustrade, loft access with ladder to boarded area with lighting, storage cupboard.

Bedroom One

Modern wardrobes, TV point, uPVC double glazed windows, aspects towards Pendle Hill, panel radiator.

En-suite Shower Room

Modern 3-pce white suite, shower enclosure with thermostatic shower, pedestal basin with vanity cupboard under, low level w.c., panel radiator, wood style flooring, part tiled walls, extractor fan.

Bedroom Two

Double room, carpet flooring, panel radiator, uPVC double glazed window, fitted mirrored wardrobes, TV point, built in cupboard.

Bedroom Three

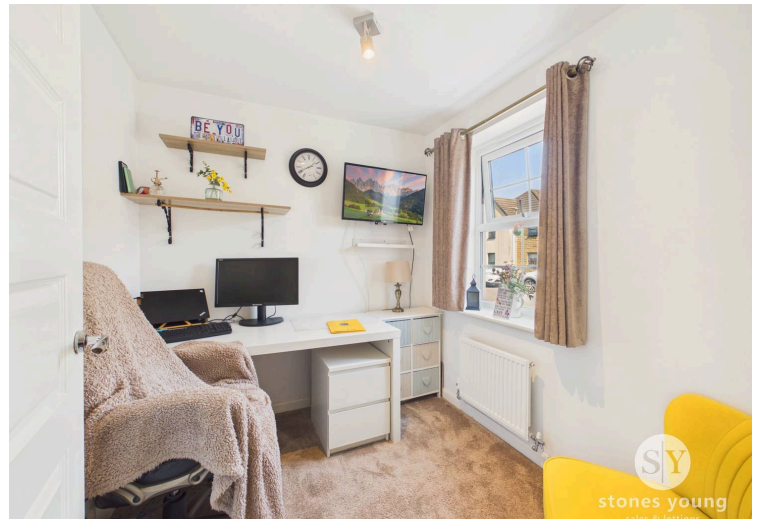
Double room, carpet flooring, panel radiator, uPVC double glazed window with lovely aspects across towards Kemple End.

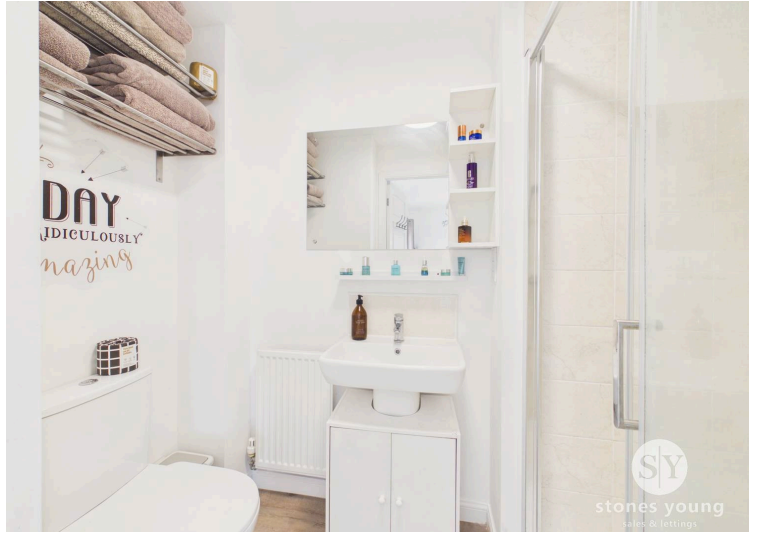
Bedroom Four

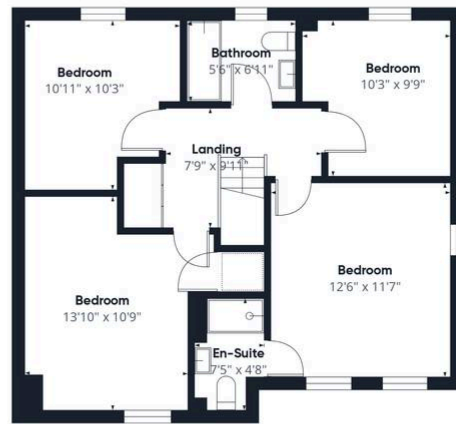
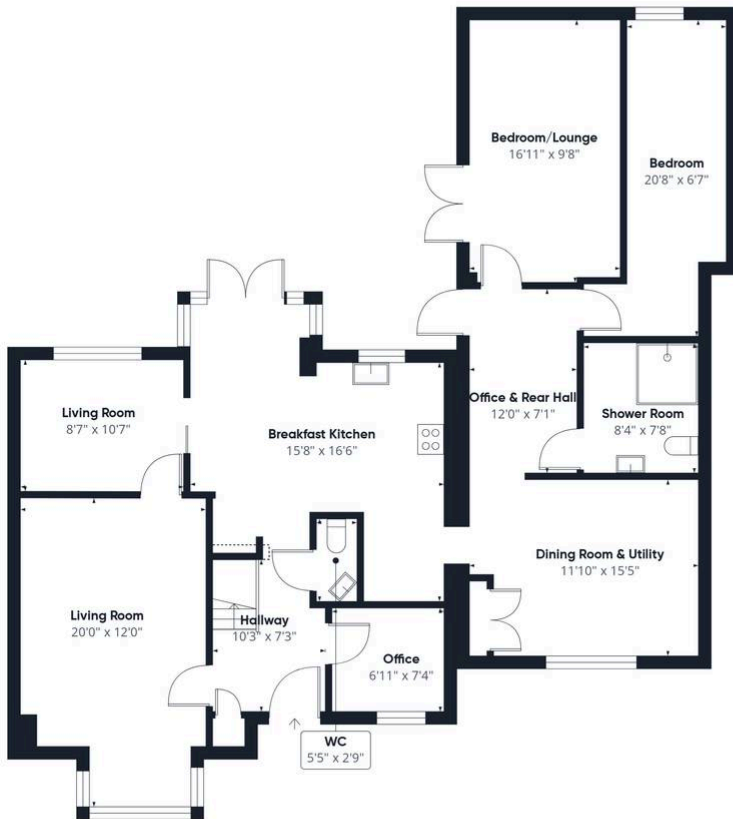
Double room, carpet flooring, panel radiator, uPVC double glazed window, outlooks across towards Kemple End.

Bathroom

Modern 3-pce white suite, panelled bath with mixer tap and shower over, low level w.c., pedestal wash basin with vanity cupboard under, part tiled walls, panel radiator, wood style flooring, uPVC double glazed window, extractor fan.







Approximate total area^m
1970 ft²
Reduced headroom
3 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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