



40 Kenilworth Drive, Clitheroe

£265,000 Freehold

Impressive extended 2/3 bedroom semi-detached true bungalow, beautifully renovated with a fabulous open plan living dining kitchen opening out to a well tended south-west facing garden with 4-car driveway, garage and no onward chain!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



This impressive extended semi-detached true bungalow presents immaculately renovated accommodation in a highly desirable position, offering a unique blend of modern flair with versatile living spaces. The property boasts a fantastic rear light filled extension with a modern open plan living dining kitchen with well appointed units and french doors to the garden, perfect for entertaining guests or relaxing with family. The flexible layout accommodates either 2 or 3 bedrooms, complemented by an excellent modern bathroom. The spacious front lounge, porch, and hallway flow through the property, which is being offered with no onward chain, ensuring a smooth transition for the new owners.

Outside, the immaculately kept gardens enhance the property's appeal, with an Indian stone gravelled front forecourt allowing for additional parking space. A side tarmac driveway conveniently accommodates private parking for up to 3 cars, leading to the detached single garage with an up-and-over door, power, and lighting, as well as a side personal door for easy access. The lovely rear garden, facing south-west, beckons with its well-tended lawn, neatly planted garden borders, and corner patio, providing a delightful spot to bask in the sunshine.

An Indian stone flagged patio area further enhances the outdoor experience, while external power sockets and lighting, a cold water tap, and timber fencing complete the space. Overall, this property's exterior spaces are designed to complement the interior charm, creating a harmonious blend of indoor comfort and outdoor allure for the discerning homeowner.

- Impressive Extended Semi-Detached Bungalow
- Immaculately Presented Renovated Accommodation
- Fantastic Modern Open Plan Living Dining Kitchen
- Flexible 2/3 Bedrooms, Excellent Modern Bathroom
- Spacious Front Lounge, Porch & Hallway
- Large 4-Car Driveway & Forecourt; Det. Garage
- Highly Desirable Position; No Onward Chain
- Well Tended South-West Landscaped Gardens



Entrance Porch

uPVC double glazed front door and surround, panel radiator, tiled effect flooring.

Lounge/Bedroom Three

Coved cornicing, carpet flooring, feature fireplace surround and hearth housing pebble effect gas fire, uPVC double glazed window, TV point, panel radiator.

Inner Hallway

Carpet flooring, panel radiator, loft access with ladder and light leading to majority boarded area also housing Worcester combination gas central heating boiler.

Open Plan Extended Living Dining Kitchen

An impressive extended open plan living space, light filled with large uPVC double glazed french doors and glazed window surround full width across the rear of the extension incorporating a modern fitted kitchen area with wall, base and drawer units with contrasting wood style worktops, tiled splashbacks and under unit spotlighting, integrated electric oven and grill and 4-ring stainless steel gas hob with extractor canopy fan over, built in fridge freezer, plumbing for washing machine and dishwasher, 1½ bowl stainless steel sink drainer unit with mixer tap, wine rack, dining and living area, tiled effect flooring, TV point, 2 x panel radiators, internal patio doors, recessed spotlighting, alarm panel, uPVC double glazed side external door.

Bedroom One

Carpet flooring, modern wardrobes in alcove area, panel radiator, sliding patio doors.

Bedroom Two

Flexible second bedroom with carpet flooring, panel radiator, modern wardrobes, uPVC double glazed window.

Bathroom

Superb modern 3-pce white suite comprising panelled shower bath with glazed screen with rainfall shower over and additional thermostatic shower, vanity wash basin and surface surround with mixer tap, cupboard storage under and concealed low level w.c., wood effect flooring, part tiled walls, mirrored wall, recessed spotlighting, feature panelled radiator and chrome heated towel rail, uPVC double glazed window.





Garage
15'9" x 7'11"

GIRAFFE 360

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