



### Copperfield Close, Clitheroe

**\*\* STUNNING FOUR BEDROOM SEMI- DETACHED NEW BUILD TOWNHOUSE \*\***

Situated in a cosy cul-de-sac in the heart of Clitheroe, Curtis Law Estate Agents are proud to welcome to the market this beautiful semi-detached new build townhouse. Flowing with modern decor and boasting spacious accommodation over three stories, this property comprises of a reception room, modern fitted kitchen, conservatory, downstairs WC, three piece bathroom suite, four bedrooms and en-suite to master. Complete with a driveway and garage, as well as an extensive recently landscaped garden, this townhouse truly ticks all the boxes and would be perfectly suited for a growing family!

Benefiting from being within walking distance to the thriving market town of Clitheroe, there are a variety of amenities on the doorstep including charming cafes, shops and a variety of lavish restaurants and bars. In addition, network links and bus routes are nearby offering access to Blackburn, Preston and beyond with Clitheroe train station being a five minute drive away!

Get in contact with our sales team to arrange a viewing on this stunning property!

- Semi- Detached New Build Townhouse
- Downstairs WC
- Four Good Sized Bedrooms
- Leasehold
- Recently Renovated Modern Fitted Kitchen
- Driveway and Garage
- Conservatory
- Spacious Living Room
- Recently Landscaped Rear Garden
- Council Tax Band D

**Offers in the region of £299,950**



# Copperfield Close, Clitheroe

## Ground Floor

### Hallway

Welcoming hall leading to reception room, kitchen and downstairs WC. Stairs to first floor. Coving to ceiling, ceiling light fitting, laminate wood flooring.

### Reception Room

16'2" x 14'1" (4.95 x 4.31)

UPVC double glazed window, UPVC double glazed French doors to conservatory, door to storage, central heating radiator, coving to ceiling, ceiling light fitting, feature gas fireplace with stone hearth and surround, carpet flooring.

### Kitchen

12'10" x 7'2" (3.93 x 2.20)

Recently renovated kitchen: UPVC double glazed window, a range of grey high gloss wall and base units with quartz worktops, stainless steel sink with drainer and mixer tap, integrated electrical oven with four ring gas hob and extractor hood, integrated fridge/freezer, plumbing for washing machine, part tiled elevations, central heating radiator, ceiling light fitting, laminate wood flooring.

### Conservatory

11'1" x 9'10" (3.38 x 3.01)

Extension to create a conservatory with UPVC double glazed French doors to rear garden, ceiling light fitting, carpet flooring.

### Downstairs WC

5'5" x 2'7" (1.67 x 0.80)

Two piece comprising of; UPVC double glazed window, close coupled dual flush WC and corner pedestal wash basin with mixer tap, ceiling light fitting, laminate wood flooring.

## First Floor

### Landing

Ceiling light fitting, carpet flooring. Leads to three bedrooms and a three piece family bathroom suite. Stairs to the second floor.

### Bedroom Two

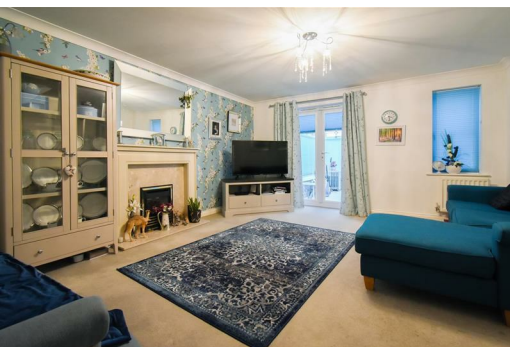
14'3" x 7'11" (4.35 x 2.42)

UPVC double glazed window, central heating radiator, ceiling light fitting, carpet flooring.

### Bedroom Three

9'9" x 7'7" (2.98 x 2.33)

UPVC double glazed window, central heating radiator, ceiling light fitting, fitted wardrobes, carpet flooring.



### Bedroom Four

8'5" x 5'6" (2.58 x 1.69)

UPVC double glazed window, central heating radiator, ceiling light fitting, carpet flooring.

### Bathroom

5'9" x 5'2" (1.76 x 1.60)

UPVC double glazed frosted window, three piece bathroom suite comprising of; close coupled dual flush WC, vanity wash basin with base units and mixer tap, panel bath with mixer taps and mains feed over head shower, part tiled elevations, ceiling light fitting, laminate flooring.

### Second Floor

#### Bedroom One

22'4" x 10'8" (6.81 x 3.26)

UPVC double glazed window, Velux skylight, central heating radiator, ceiling light fitting, two sets of fitted wardrobes, loft access, door to storage, door to en-suite, carpet flooring.

#### En-Suite

5'6" x 5'0" (1.69 x 1.53)

Velux skylight, three piece shower suite comprising of; close coupled dual flush WC, vanity wash basin with base units, mixer tap and part tiled elevation, glass panel shower cubicle with direct feed shower and tiled elevations, central heating radiator, ceiling light fitting, vinyl wood flooring.

### External

#### Front

Part laid to lawn and gravel garden with shrubbery and tarmac driveway leading to the detached garage providing off road parking.

#### Rear

Recently landscape garden: extensive low maintenance sandstone paved garden with wood fence surround and gated access to the driveway and garage.





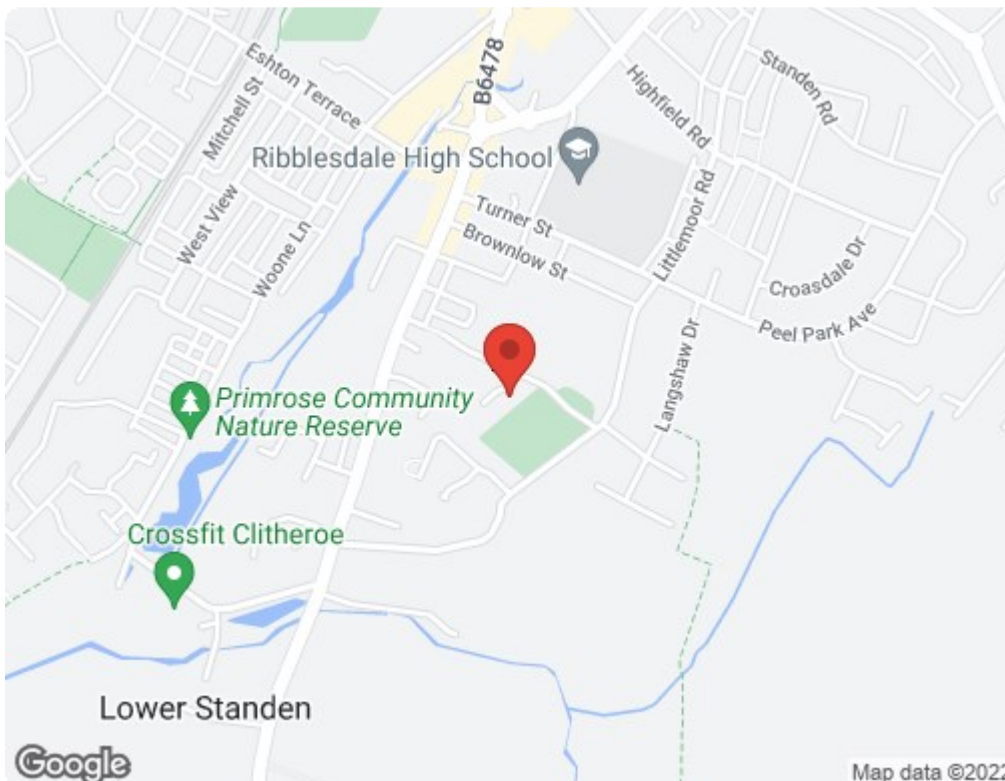
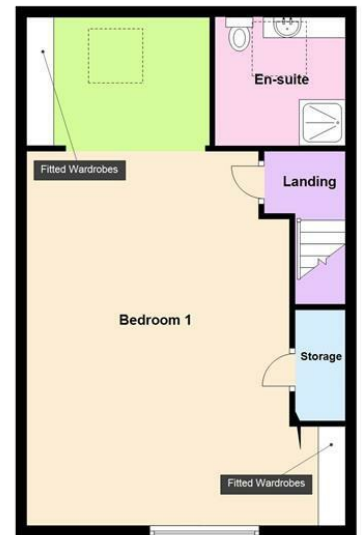
Ground Floor



First Floor



Second Floor



| Energy Efficiency Rating                                        |           |           |
|-----------------------------------------------------------------|-----------|-----------|
|                                                                 | Current   | Potential |
| Very energy efficient - lower running costs                     |           |           |
| (92 plus) <b>A</b>                                              |           | <b>87</b> |
| (81-91) <b>B</b>                                                | <b>77</b> |           |
| (69-80) <b>C</b>                                                |           |           |
| (55-68) <b>D</b>                                                |           |           |
| (39-54) <b>E</b>                                                |           |           |
| (21-38) <b>F</b>                                                |           |           |
| (1-20) <b>G</b>                                                 |           |           |
| Not energy efficient - higher running costs                     |           |           |
| EU Directive 2002/91/EC                                         |           |           |
| England & Wales                                                 |           |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |           |
|                                                                 | Current   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |           |
| (92 plus) <b>A</b>                                              |           |           |
| (81-91) <b>B</b>                                                |           |           |
| (69-80) <b>C</b>                                                |           |           |
| (55-68) <b>D</b>                                                |           |           |
| (39-54) <b>E</b>                                                |           |           |
| (21-38) <b>F</b>                                                |           |           |
| (1-20) <b>G</b>                                                 |           |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |           |
| EU Directive 2002/91/EC                                         |           |           |
| England & Wales                                                 |           |           |

26 Limbrick Blackburn, BB1 8AA

Tel: 01254 920200 Email: sales@curtislaw.co.uk www.curtislawestateagents.co.uk