



26 Moore Drive
Higham



Pendle Hill
Properties
estate and letting agents

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Higham

An impressive, immaculately presented four bedroom detached property in the highly sought-after Pendle Village of Higham.

Benefiting from its prime, end corner plot position with stunning far reaching countryside views.

With high specification fixtures and fittings throughout along with flexible living accommodation to create a stunning family home.

Briefly comprising, entrance porch, welcoming entrance hall, spacious lounge, dining room, kitchen, garden room with stunning views, utility room with downstairs WC, and storage room on the ground floor, along with four bedrooms and family bathroom on the first floor. Externally the property boasts a single garage and paved drive allowing off road parking for two vehicles. The spacious attractive garden areas surround the front, side and rear of the property and feature lawn and patio areas with mature planted borders.

Offers in the Region of: £395,000



ENTRANCE PORCH

A large UPVC entrance porch, briefly comprising, Karndean flooring, radiator, and chrome ceiling spotlights. The entrance porch allows access into the entrance hall.

ENTRANCE HALL

A UPVC entrance door opens into the welcoming entrance hall with UPVC double glazed frosted window, briefly comprising, feature Oak and glass first floor staircase, built in storage cupboard and built-in under-stairs storage cupboard, radiator, Karndean flooring, ceiling coving, and two wall light points.

LOUNGE

The spacious, light filled lounge with two UPVC double glazed windows overlooking the front and side of the property with stunning far reaching countryside views, along with UPVC French doors with glazed side panels allowing access into the garden room, briefly comprising, remote controlled living flame gas fire, two radiators, carpeted flooring, radiator, ceiling coving and three ceiling light points.

DINING ROOM

The dining room, briefly comprising, radiator, Karndean flooring, ceiling coving and ceiling light point. The dining room allows open access into the kitchen.

KITCHEN/BREAKFAST ROOM

An impressive light filled kitchen with two UPVC double glazed windows and Oak French doors allowing access into the garden room, briefly comprising, fully fitted high quality kitchen with a range of white gloss base and wall mounted units, dresser unit with display shelves, and breakfast bar with complementary laminate work surfaces and raisers, sink with drainer and chrome mixer tap, integrated appliances, comprising, AEG oven and grill, AEG combination microwave, AEG induction hob, Lamona stainless steel overhead extractor, AEG fridge freezer, AEG dishwasher, and Lamona wine cooler, radiator, Karndean flooring, and chrome ceiling spotlights.

The kitchen allows access into the utility room.

GARDEN ROOM

A spacious light filled garden room overlooking the attractive rear garden with stunning far reaching countryside views, briefly comprising, wall mounted electric heater, Karndean

flooring, and chrome ceiling spotlights. The garden room allows access into the rear garden via UPVC French doors.

UTILITY ROOM

Accessed from the kitchen, the utility room, briefly comprises, a range of light Oak effect base and wall mounted units with complementary laminate work surfaces, space and plumbing for a washing machine and tumble dryer, radiator, tiled flooring, and chrome ceiling spotlights. The utility room allows access to the downstairs WC.

DOWNSTAIRS WC

The downstairs WC, briefly comprises, vanity unit housing the ceramic wash hand basin with chrome mixer tap, low level WC, tiling to walls and floor, and chrome ceiling spotlights.

STORAGE ROOM

Accessed from the utility room with UPVC door allowing access out to the front of the property, briefly comprises, light Oak effect base unit with complementary laminate work surfaces, space for a freestanding fridge freezer, Viessmann combination boiler, tiled flooring, and ceiling light point. The utility room allows access into the garage.

BEDROOM ONE

An attractive, spacious double bedroom with UPVC double glazed window overlooking the front of the property with stunning far reaching countryside views, briefly comprising, fitted bedroom furniture, comprising, single and double wardrobe, large drawer unit, bedside cabinets, large freestanding sliding door wardrobe with mirror, radiator, carpeted flooring, and ceiling light point.

BEDROOM TWO

A spacious double bedroom with UPVC double glazed window overlooking the front of the property with stunning far reaching countryside views, briefly comprising, built in storage cupboard, radiator, carpeted flooring, radiator, and ceiling light point.

BEDROOM THREE

Another double bedroom with UPVC double glazed window overlooking the attractive rear garden, briefly comprising, fitted bedroom furniture, comprising, wardrobe overbed storage, display shelves and dressing table, radiator, carpeted flooring, and ceiling light point.

BEDROOM FOUR

A good-sized single bedroom with UPVC double glazed window overlooking the rear of the property, briefly comprising, radiator, carpeted flooring, and ceiling light point.

FAMILY BATHROOM

The family bathroom with UPVC double glazed frosted window, briefly comprising, panelled bath with chrome mixer tap and shower attachment, shower enclosure with chrome thermostatic shower, pedestal sink with chrome mixer tap, low level WC, ceramic wall tiles, chrome towel warmer, Karndean flooring, and chrome ceiling spotlights.

EXTERNAL

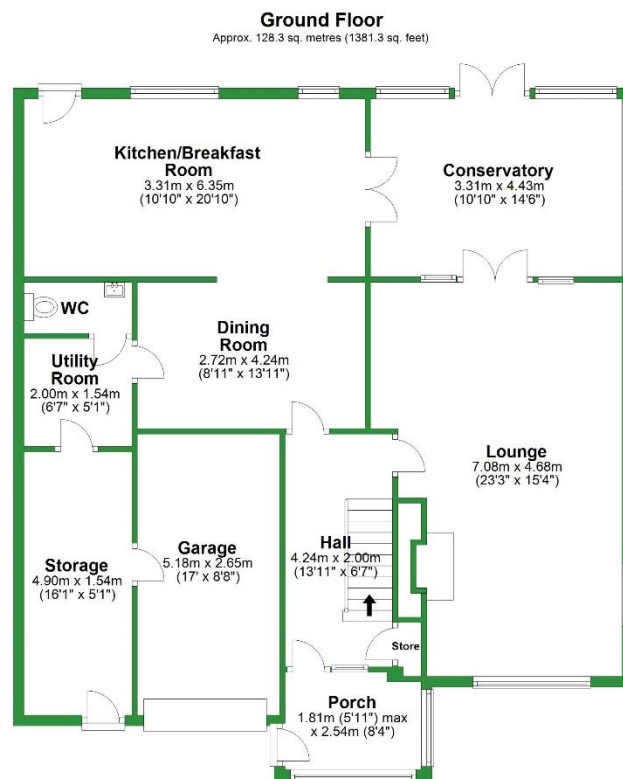
Externally the property boasts a single garage and paved drive allowing off road parking for two vehicles.

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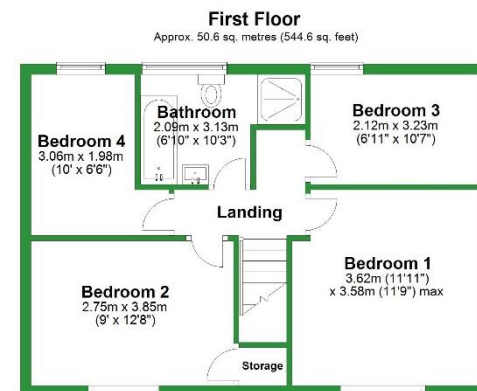






Total area: approx. 178.9 sq. metres (1925.8 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanIt.



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