



***10 Gorrell Close,
Newchurch in Pendle***



**Pendle Hill
Properties**
estate and letting agents

10 Gorrell Close

Newchurch in Pendle

Occupying a prime plot, a well presented three-bedroom detached bungalow in the highly desirable Pendle village of Newchurch in Pendle.

With stunning far reaching countryside views and generously proportioned flexible living accommodation, creating a lovely family home.

Briefly comprising, entrance porch, welcoming entrance hall, spacious lounge, kitchen/breakfast room, dining room, study, utility room with WC, along with three bedrooms and bathroom. The property also benefits from a spacious storage loft.

To the front of the property there is a private tarmac drive, allowing parking for four vehicles, a double attached garage, along with an attractive lawn area.

To the rear of the property there a spacious garden with Indian stone paved patio area, lawn area with mature flowerbeds, along with a greenhouse and wooden storage shed.

Offers in the region of: £379,950



ENTRANCE PORCH

A UPVC part glazed entrance door opens into the entrance porch, briefly comprising, exposed brick walls, ceramic tile flooring, and ceiling light point.

ENTRANCE HALL

The welcoming entrance hall, briefly comprises, built in storage cupboard, radiator, carpeted flooring, ceiling coving, and two ceiling light points. The entrance hall allows access to the spacious storage loft pull down access ladder.

LOUNGE

The light filled, spacious lounge, with two UPVC double glazed windows overlooking the front and side of the property, with lovely far reaching countryside views, briefly comprising, stone mantle and hearth with cast iron multi fuel stove, two radiators, carpeted flooring, two wall light points, ceiling coving, and ceiling light point.

KITCHEN/BREAKFAST ROOM

The kitchen/breakfast room with UPVC French doors allowing access out into the rear garden, briefly comprising, a range of cream base and wall mounted units with kitchen island and breakfast bar, complementary laminate work surfaces, ceramic tile splashbacks, stainless steel sink with drainer and chrome mixer tap, integrated appliances, comprising, Neff oven and grill and four ring electric hob, large Elica stainless steel overhead extractor, Neff dishwasher, fridge freezer, radiator, quick step vinyl flooring, ceiling coving, under counter lighting, and chrome ceiling spotlights.

DINING ROOM

The dining room, with UPVC double glazed window overlooking the side of the property, briefly comprising, dado rail, radiator, carpeted flooring, ceiling coving, two wall light points, and ceiling light point.

INNER HALL

Accessed from the kitchen/breakfast room, the inner hall briefly comprises, radiator, vinyl flooring, and chrome ceiling spotlights. The inner hall allows access to the study, utility room, rear garden, and garage.

STUDY

The study, briefly comprises, radiator, vinyl flooring, and two ceiling light points.

UTILITY ROOM

The utility room with UPVC double glazed window overlooking the rear garden, briefly comprising, a range of white base and wall mounted units with complementary laminate work surfaces, ceramic tile splashbacks, Belfast sink with chrome taps, space for a freestanding fridge freezer, space and plumbing for a washing machine and tumble dryer, radiator, vinyl flooring, and ceiling light point.

The properties Warmflow oil fired central heating system boiler and Stelflow unvented hot water cylinder are neatly housed in a built-in storage cupboard.

DOWNSTAIRS WC

Located in the utility room, the downstairs WC with small UPVC double glazed frosted window, briefly comprises, low level WC, ceramic wall tiles, vinyl flooring, and ceiling light point.

BEDROOM ONE

A well-presented double bedroom with UPVC double glazed window overlooking the side of the property, briefly comprising, fitted sliding mirror wardrobes, two single wardrobes and overbed storage cupboards, radiator, carpeted flooring, and ceiling light point.

BEDROOM TWO

A double bedroom with UPVC double glazed window overlooking the side of the property, briefly comprising, radiator, carpeted flooring, ceiling coving, and ceiling light point.

BEDROOM THREE

Bedroom three with UPVC double glazed window overlooking the rear of the property with lovely far reaching countryside views, briefly comprising, radiator, carpeted flooring, ceiling coving, and ceiling light point.

BATHROOM

The spacious bathroom with UPVC double glazed frosted window, briefly comprising, panelled bath with chrome mixer tap, and chrome thermostatic shower over, pedestal sink with chrome mixer tap, low-level WC, bidet, built in storage cupboard with display shelves, ceramic wall tiles, two chrome towel warmers, vinyl flooring, and ceiling light point.

EXTERNAL

To the front of the property there is a private tarmac drive, allowing parking for four vehicles, an attached garage, along with an attractive lawn area framing the front of the property.

To the rear and of the property there is an Indian stone paved patio area, lawn area with, shrubs, and mature planted borders, along with a greenhouse and wooden storage shed.

ADDITIONAL INFORMATION

Tenure = Freehold

Council Tax = Band E

The property benefits from direct high speed fibre broadband

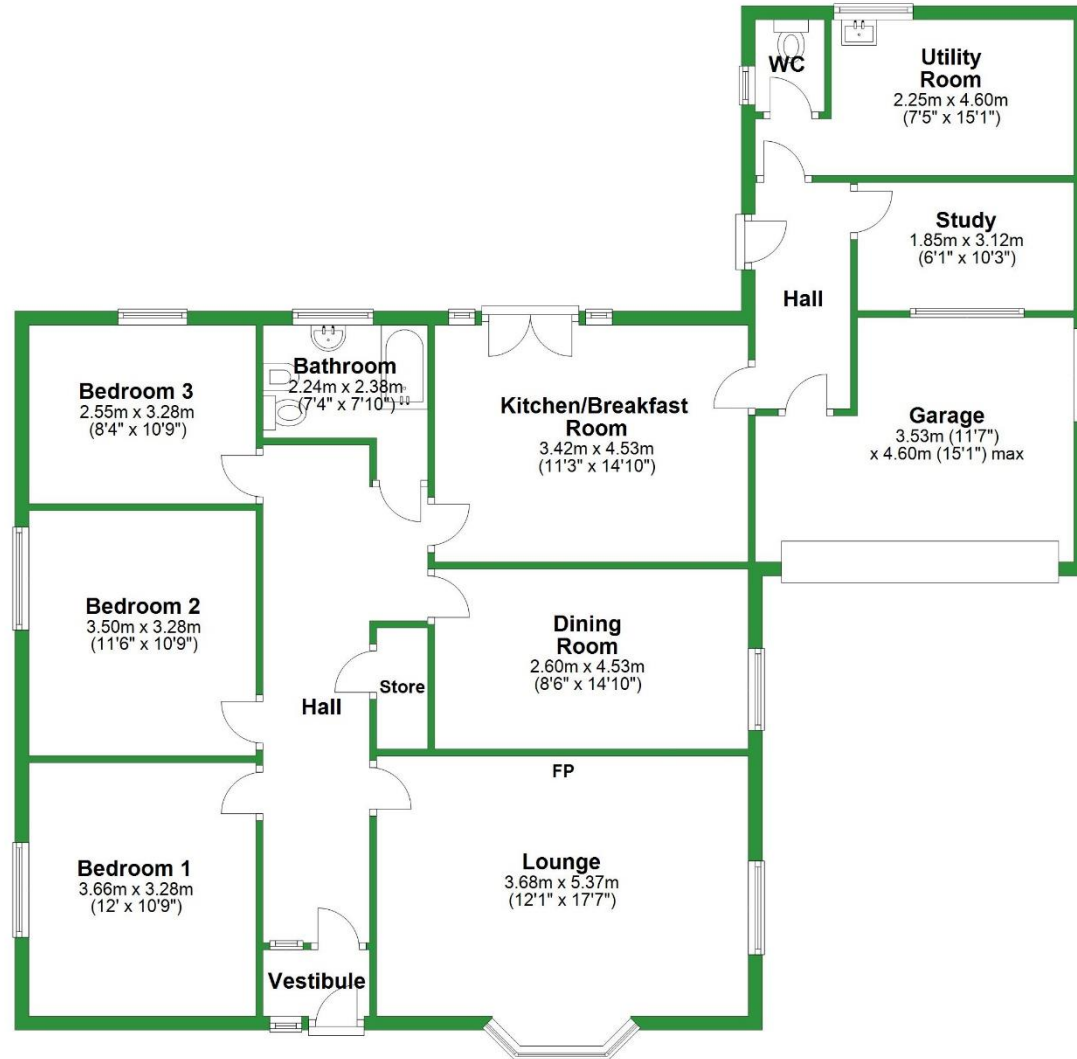






Ground Floor

Approx. 140.0 sq. metres (1507.3 sq. feet)



Total area: approx. 243.7 sq. metres (2623.1 sq. feet)

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



Zoopla.co.uk



Disclaimer: We strongly advise anyone contemplating buying a house to obtain advice on mortgage finance as soon as possible. In this respect we provide an in house advice service from the owner of Pendle Hill Properties Mr Andrew Turner who operates APT Financial Services LTD at our offices based in Sabden. He is also available to visit you in the comfort of your own home or place of work. **Please note:** These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Pendle Hill Properties has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.

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