



Fell Foot

Moorside Lane | Wiswell | Clitheroe | Lancashire | BB7 9DB

MSW HEWETSONS



Fell Foot

Guide Price of £575,000

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A four bedroom detached bungalow situated on an exceptional elevated private plot on a quiet cul-de-sac lane in the popular village of Wiswell. With gardens, private driveway, parking and tennis court, the property has open field views to two elevations and further long distance views to the Ribble Valley including Kemple End and Waddington Fell.

Construction

The property is constructed of brickwork with part dashed elevations with pitch concrete tiled roof supported on timber.

Accommodation Comprising

Ground Floor

Entrance Porch

Double glazed upvc door with side windows.

Reception Hallway

Single glazed timber entrance door with side glazed panels. Double panel central heating radiator, coved ceiling, staircase leading to first floor accommodation with mahogany spindle balustrade with carved monkey tails, double glazed upvc window to front elevation.

Sitting Room

Dress stone fireplace with matching raised hearth, living coal effect gas fire. Fitted book shelving and corner TV cabinet. Double glazed upvc window to gable elevation, double panel central heating radiator, coved ceiling.

Conservatory

Double glazed upvc conservatory with double glazed sliding doors to sitting room, double French doors leading to rear garden and patio areas. 'Fujitesu' wall mounted air conditioning unit.

Kitchen

Range of fitted quality base and wall units with complimentary work surfaces and tiled splashbacks. 'Franke' stainless steel sink with drainer and waste disposal. 'Blomberg' built in ceramic

hob, built in 'Blomberg' electric twin ovens, built in 'Bosch' washing machine, skirting fan radiators, under pelmet lighting, double glazed upvc windows to front elevation.

Side Porch

Double glazed upvc doorway, built in storage cupboard with shelving.

Utility/Boiler Room

'Ideal' gas boiler providing central heating and domestic hot water, hot water cylinder, plumbed for washing machine, double glazed upvc window to gable elevation, fitted shelving.

Particulars of sale

Bedroom One

Range of fitted wardrobes and cupboards, wash hand basin in vanity unit with mirror and lighting, double glazed upvc window to rear elevation, coved ceiling.

En Suite Bathroom

Four piece suite comprising corner bath with wall mounted shower fitment, tiled panelled bath with chromed mixer tap, wash hand basin in vanity unit with cupboards, low level w.c, single panel central heating radiator, ceramic tiled walls, double glazed upvc window to rear elevation.

Office/Bedroom Two

Built in wardrobes and desk, fitted shelving, double glazed upvc windows to front and gable elevations, double panel central heating radiator.

Cloak Room

Bracket wash hand basin with storage beneath, low level w.c, half ceramic tiled walls, single panel central heating radiator, double glazed upvc window to front elevation.

First Floor

Landing

Small landing area, timber 'Velux' skylight.

Bedroom Three

Double glazed upvc window to gable elevation, 'Velux' timber skylight, double panel central heating radiator, access to loft storage areas.

Bedroom Four

Double glazed upvc window to rear elevation, single panel central heating radiator, access to loft storage areas.

Shower Room

Three piece suite comprising shower cubicle with wall mounted shower fitment, wash hand basin in vanity unit, low level w.c, ceramic tiled walls, single panel central heating radiator, 'Velux' skylight.

Garage

Attached double garage with electrically operated up and over door, light, power and water installed. Partitioned w.c, double glazed upvc window to gable elevation.

External

Entrance

The property is approached off Moorside Lane onto a private driveway with flagged topped stone walls to either side. Double five bar gates leading to parking area.

Parking

To the front of the property is a large tarmacadam parking area for several vehicles.

Gardens

Beautifully designed and maintained stone flagged patio garden to the front elevation with mature shrubs, conifers and planting areas staircases and paling.

Side Patio

To the south side of the property is a flagged patio area with a floral border and open field views.

To the rear of the property is a large lawned garden with a raised flagged patio with steps leading down from the conservatory. Hedgerow surrounds with open field views.

Tennis Court

Tarmacadam tennis court with ball fencing, access to the garage and to the side of the property.

Services

Mains electricity, mains gas, mains water, mains sewerage.

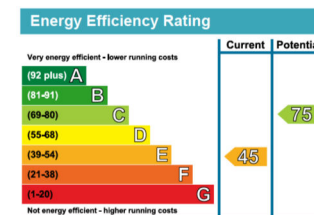
Tenure

Freehold with the benefit of vacant possession upon completion.

Council Tax

Council Tax Band F payable to Ribbles Valley Borough Council.

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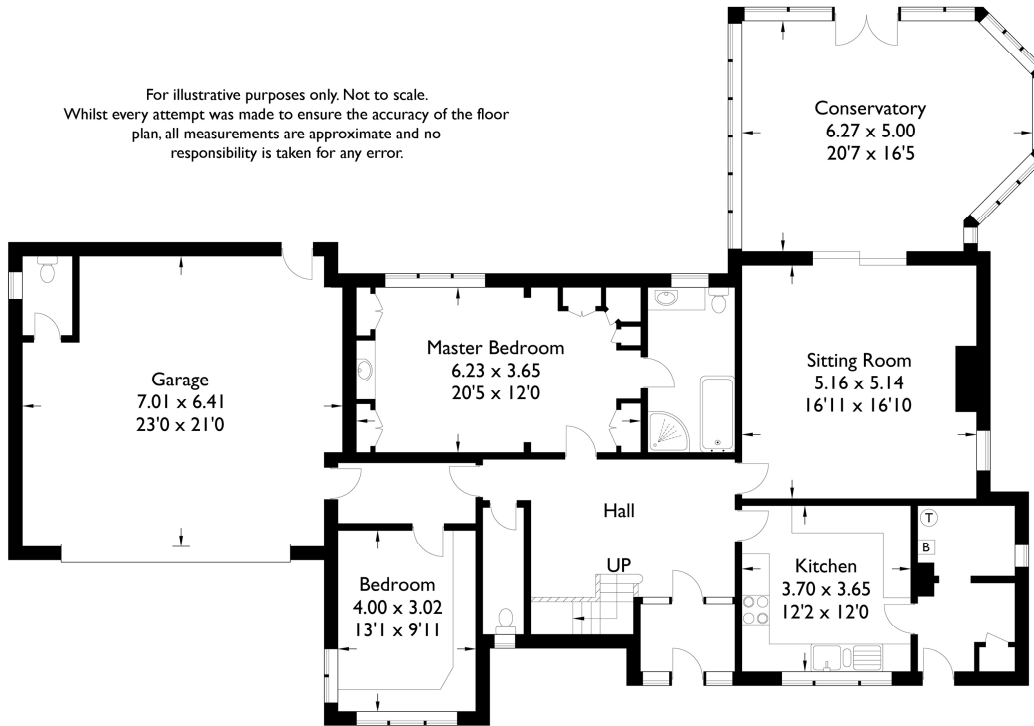
Fell Foot

Approximate Gross Internal Area : 254.20 sq m / 2736.18 sq ft

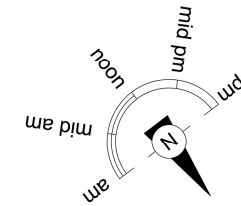
Garage : 43.82 sq m / 471.67 sq ft

Total : 297.40 sq m / 3201.18 sq ft

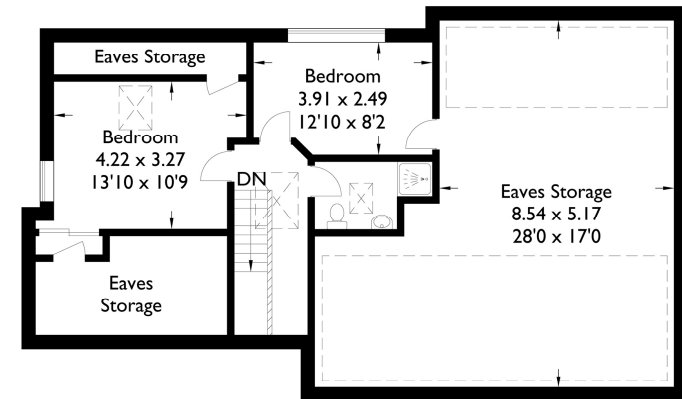
For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor



----- Restricted Head Height



First Floor

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