



21 Ashfield Rise

Claughton-on-Brock | Preston | PR3 0QG

MATTHEWS
BENJAMIN



21 ASHFIELD RISE

CLAUGHTON-ON-BROCK

This newly renovated four bedroom detached house is located in the popular village of Cloughton on Brock. With new kitchen, bathrooms and flooring throughout, the home is well presented and ready to move into. Internally the accommodation is spacious with a large living/dining room, conservatory and kitchen. To the first floor are four bedrooms, an ensuite shower room and a house bathroom. It's a lovely family house but would also suit a couple looking to enjoy more space. Located on a corner plot; the cul-de-sac is very quiet with minimal passing traffic, to the front and side are gardens and driveway parking, to the rear is a private walled garden with seating area, perfect for entertaining on a summer's evening.

Cloughton on Brock has become very popular with families recently with village life centered around the Cloughton Memorial Village Hall which hosts a range of classes, groups and social activities throughout the year. The house is within walking distance of the local retail centre (Cloughton on Brock Trade Park) which, amongst others, is home to Clockwork Bar, a choice of restaurants, a Co-op supermarket and VOIE hair and beauty salon. Here you are within easy reach of the local primary and secondary schools and are a short drive to Brock Bottoms and the glorious unspoiled countryside of the Forest of Bowland AONB.

Just 2.5 miles away from the property is the nearby historic market town of Garstang, there are three supermarkets (Booths, Sainsburys and Aldi), a great range of independent shops, a choice of cafes, restaurants and bars, a popular weekly Thursday market and several regular community events throughout the year including the well visited Garstang Victorian Christmas Market. For a wider range of amenities, the cities of Lancaster and Preston are 9.4 and 12.8 miles distant respectively.





GROUND FLOOR

A composite front door opens to the

ENTRANCE HALL

Stairs leading to the first floor.

SITTING/DINING ROOM

Bright and airy living space leading to

CONSERVATORY

Enjoying views out to the back garden

CLOAKROOM

Fully tiled with a vanity wash basin, loo, LED mirror and heated towel rail.

KITCHEN

Contemporary fitted kitchen with a range of high gloss wall and base units with integral fridge freezer and Hotpoint dishwasher. Sink with mixer tap and pull-down hose attachment. Complementary wall and floor tiles.

UTILITY ROOM

Having fitted units matching those in the kitchen for a seamless look, with space and plumbing for an under counter washing machine. Complementary wall and floor tiles.

FIRST FLOOR LANDING

Spacious airing cupboard and loft access.

PRINCIPAL BEDROOM

Fitted wardrobes, drawers and dressing table.

EN-SUITE SHOWER ROOM

Being fully tiled to floor and walls with a large shower having rainfall head, vanity wash basin, loo, LED mirror and a heated towel rail.

BEDROOM TWO

A double sized room facing the front garden.

BEDROOM THREE

A third double room with views of the rear garden.

BEDROOM FOUR

A single room with an aspect to the front elevation.

HOUSE BATHROOM

Fitted with a new three piece white suite having bath with shower over, vanity wash basin and loo, heated towel rail, fully tiled walls and floor.







OUTSIDE

With neatly kept gardens to two sides of the property, a block paved driveway leading to the single internal garage with up and over door and light. The house is set back from the cul-de-sac behind the lawn with a few neatly kept shrubs. To the rear of the property is a block paved seating area with lawn and a summer house with views of the private rear garden.

DIRECTIONS

what3words recover.gravel.winds

Use the postcode **PR3 0QG** on Sat Nav with reference to the directions below:

From Junction 33 of the M6 turn left onto the Preston/Lancaster Road (A6), continuing for approximately 8 miles and turn left onto Joe Lane, turning right onto Woburn Way and then right onto Ashfield Rise. No. 21 is located on the left-hand side.

SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating to radiators from a boiler in the garage.

BROADBAND

Superfast speed potentially available from Openreach of 1000 Mbps download and for uploading 200 Mbps.

MOBILE

Indoor: EE, Three, O2 and Vodaphone are reported as 'limited' for both Voice and Data services.

Outdoor: EE, Three, O2 and Vodaphone are reported as 'likely' for both Voice and Data services.

Broadband and mobile information provided by Ofcom.

TENURE

Freehold

INCLUDED IN THE SALE

Fitted carpets, blinds in the conservatory, light fittings and integral kitchen appliances as described.

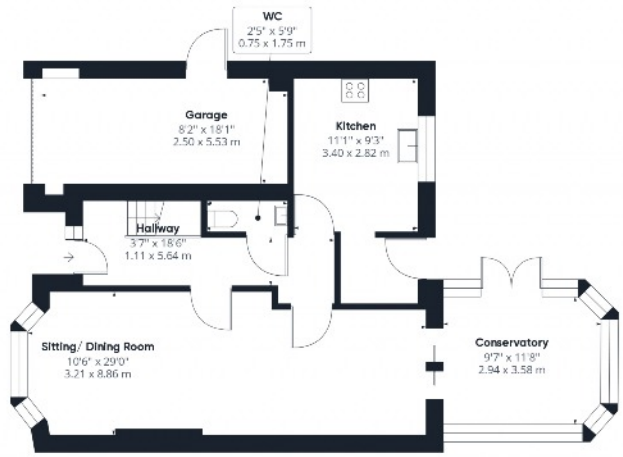
LOCAL AUTHORITY CHARGES

Wyre Council – Council Tax band E

GUIDE PRICE

£375,000

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor 0



Floor 1

Approximate total area⁽¹⁾
1416.12 ft²
131.56 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Viewing is strictly by appointment with the sole agents
The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

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