



**11 LOACH FIELD CLOSE**  
Hurst Green, Near Clitheroe

Carter Jonas

# **11 LOACH FIELD CLOSE, HURST GREEN, BB7 9ZF**

Clitheroe – 6 miles  
Whalley – 5 miles  
Longridge – 6 miles

Reception hall with storage cupboard · Sitting room · Dining kitchen · Two bedrooms · Bathroom · Lawned gardens to the front and rear · Two allocated parking spaces · Additional visitor parking · Quiet and peaceful setting in a cul-de-sac position within the development

Hurst Green is a picturesque and sought after village in the Ribble Valley with stunning surrounding countryside on the doorstep as well as the prestigious Stonyhurst College and grounds within a short walk. The village is conveniently located for easy access to Clitheroe, Whalley and Longridge all of which offer a good range of everyday facilities as well as a choice of essential services such as doctors and dentists. For those looking to travel further afield, there is a train station at Whalley providing services to Manchester, Blackburn and Bolton and the M6 motorway is just 10 miles away.

11 Loach Field Close is an appealing bungalow which forms part of the highly popular Warren development, built in 2019 by Hillcrest Homes, a privately owned property development and regeneration specialist established in 2003. The property offers well presented accommodation featuring a spacious reception hall with storage cupboard, sitting room, dining kitchen, two bedrooms and a bathroom.

Outside, there is a lawned garden to the front enclosed by estate railings, with a central paved pathway leading to the front door. To the rear is an enclosed west facing garden with a patio adjoining the property and a raised lawned area with central flower bed beyond. There are two allocated parking spaces to the front and additional visitor parking.

**AN APPEALING END OF TERRACE BUNGALOW PROVIDING WELL PRESENTED 2 BEDROOM ACCOMMODATION, WITH LAWNED GARDENS TO THE FRONT AND REAR, FORMING PART OF THIS SELECT DEVELOPMENT IN THE HEART OF THIS POPULAR AND SOUGHT AFTER VILLAGE.**



## ADDITIONAL INFORMATION

### Tenure

We are advised that the property is leasehold. The lease term is 999 years and commenced in 2017. A ground rent of £250 per annum is payable. A management company oversees the upkeep and maintenance of the communal areas and a service charge is payable.

### Services

We are advised that mains water, electricity and drainage are installed. The central heating and hot water system is powered by electricity generated by the solar panels on the roof. The property also benefits from the balance of a 10 year Premier Guarantee warranty.

### Viewings

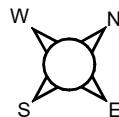
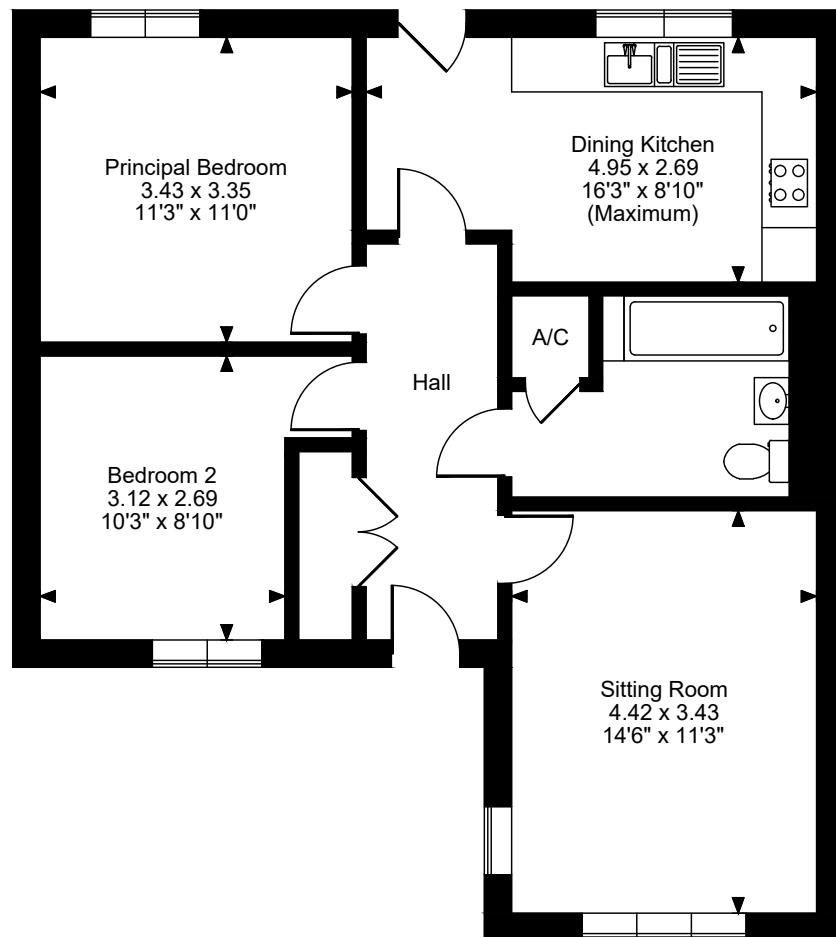
Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

### Directions - BB7 9ZF

On entering the village on the B6243 Whalley Road, turn right into Fox Fall Drive. Take the second right turning into Loach Field Close and then take the first left turn. Number 11 is virtually in front of you as you drive up the drive.



**11 Loach Field Close, Hurst Green**  
**Approximate Gross Internal Area**  
**708 sq ft / 66 sq m**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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