



# 3 The Cutting

Chatburn | Clitheroe | Lancashire | BB7 4FB

**MSW HEWETSONS**



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## Guide Price of £475,000

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A superb traditionally built four double bedroom, three bathroom detached family home. Boasting spacious accommodation arranged over three floors. The property has been finished to a high standard and is ready for immediate occupation. The property is located on an exclusive development of only four properties and lies in an elevated position in the heart of the popular Ribble Valley village of Chatburn.

Chatburn has grown in its popularity due to its wealth of amenities such as a convenience store, renowned butchers, garden centre, generous playing field, two pubs and a highly rated primary school & nursery.

Chatburn is also in the catchment area for Bowland High School and Clitheroe Grammar. The transport links are convenient with direct access to the A59 and the gateway to the Yorkshire Dales, as well as the train station in nearby Clitheroe.

This home has been individually designed externally & internally and offers a flexible living layout to cater for growing or grown up families alike.

The Ground Floor benefits from underfloor heating and comprises of a hallway with downstairs wc, open plan dining kitchen with French doors opening out onto the rear south facing

garden and patio. The bespoke handmade contemporary kitchen has quartz worktops and Bosch fitted appliances comprising of double ovens, induction hob with down draft extractor, fridge, freezer and even a wine cooler. A separate living room has a feature box bay window. The garage, which can be accessed directly from the house benefits from an electric door with a utility area to the rear.

First Floor has an open and airy landing with two double bedrooms, one with an ensuite shower room, a house bathroom and a second reception room which could be utilised as a cinema room, gym, office or even a fifth bedroom. All enjoying views over the village of Chatburn.

Second Floor has a further two generous double bedrooms and shower room. These rooms enjoy long ranging views over to Waddington Fell and beyond to Bleasdale Fell and Parlick Hill.

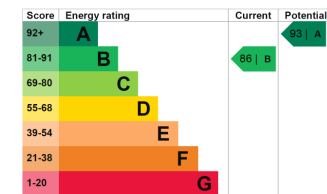
# Particulars of sale

External: To the front of the property is a garden with double tarmac driveway and flag pathway leading around the property to a rear garden and flag patio with fenced boundaries.

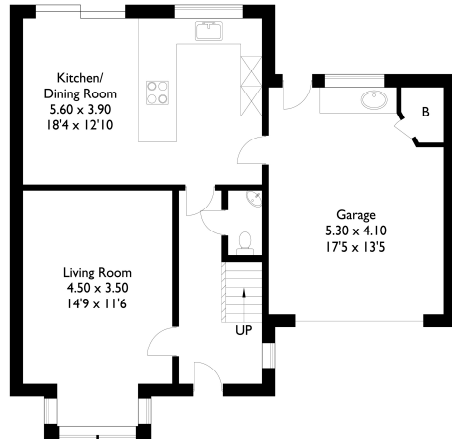
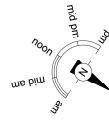
Services: Wet underfloor heating to the ground floor with traditional radiators to first and second floor all controlled by a gas boiler. Mains electric, mains drainage, mains water.

Tenure: Freehold with vacant possession.

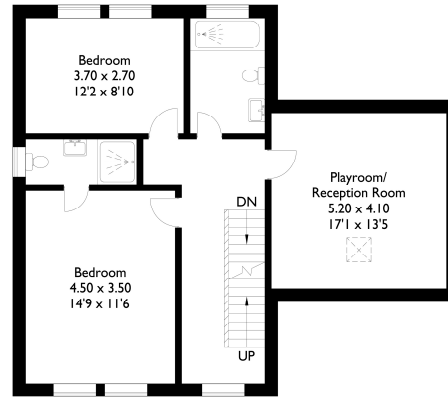
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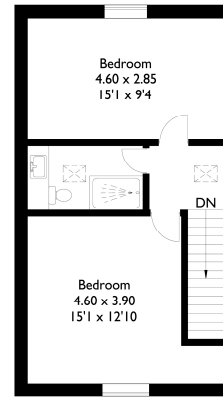
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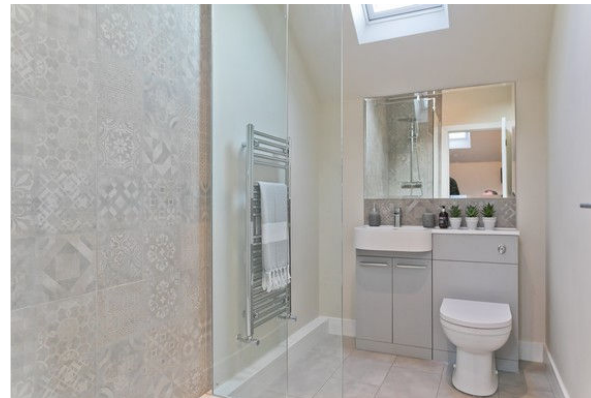
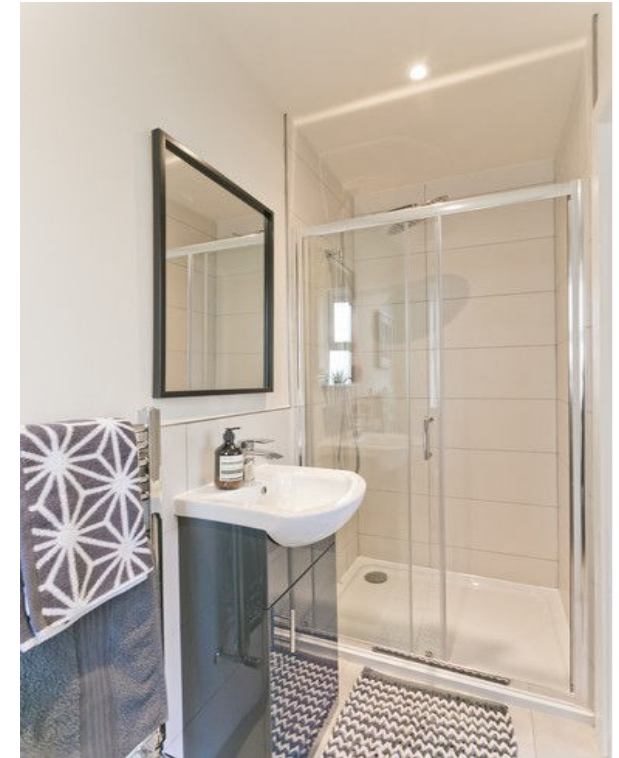
Ground Floor



First Floor



Second Floor



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01200 42 41 42 [www.mswhewetsons.co.uk](http://www.mswhewetsons.co.uk)

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