



4 The Cutting

Chatburn | Clitheroe | Lancashire | BB7 4FB

MSW HEWETSONS



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Guide Price of £465,000

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A superb traditionally built 4 double bedroom, 3 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 an entrance hall leading into an open plan living dining kitchen with French doors with access out onto the rear south facing garden and patio. The bespoke

handmade contemporary kitchen has quartz worktops, centre island with breakfast bar and Bosch fitted appliances comprising of double ovens, induction hob with feature extractor canopy, fridge and freezer.

The garage, which can be accessed directly from the house benefits from an electric door with a utility area to the rear, along with a separate wc.

First Floor has an open and airy landing with two double bedrooms, a four piece 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 generous master bedroom with a four piece ensuite and a further double bedroom. These rooms enjoy long ranging views over to Waddington Fell and beyond to Bleasdale Fell and Parlick Hill.

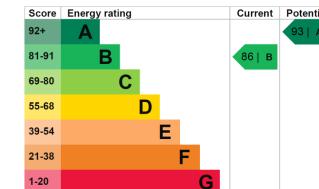
Particulars of sale

External. To the front of the property is a generous tarmacadam driveway and flag pathway leading around the property to a side garden and flag patio with fenced boundaries.

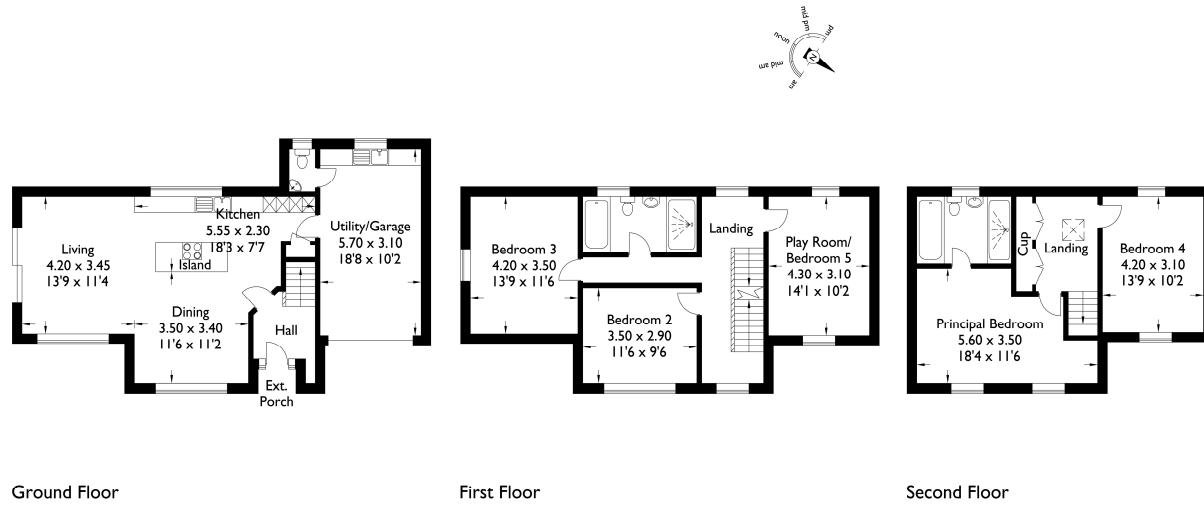
Services: Wet underfloor heating to the ground floor with traditional radiators to first and second floor all controlled by a gas boiler. Mains electric, mains drainage, mains water.

Tenure: Freehold with vacant possession.

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