



4 The Cutting, Chatburn

£470,000 Freehold

Modern 3-storey detached family home in Chatburn Village with 5 double bedrooms, open plan living, and luxury finishes. Private garden, garage, and easy access to amenities and countryside walks. Perfect for family living in Ribble Valley.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Nestled in the highly desirable Chatburn Village, this impressive modern 3-storey detached family home boasts a spacious and flexible layout suitable for a growing or grown-up family. The property features five generously proportioned double bedrooms, including a deluxe master en-suite and a four-piece bathroom, ideal for those seeking a touch of luxury in their daily routine. The heart of the home lies in the sumptuous light-filled open plan living dining kitchen with rear lounge, perfect for entertaining or enjoying family meals together. Situated in a small tucked away cul-de-sac, this home offers privacy and tranquillity, while still being close to superb village amenities such as schools, shops, and charming village pubs. The property also benefits from a large garage and a driveway with space for up to four cars, ensuring convenience for its residents.

The outdoor space of this property offers a south east facing private garden featuring an artificial lawn and a stone-paved patio, providing a perfect setting for outdoor gatherings or relaxation with wrap around stone gravelled areas. The property's elevated position within an exclusive development of only four properties provides a sense of seclusion with countryside walks from the doorstep.

Additionally, the convenient transport links from Chatburn provide easy access to the A59 and the Yorkshire Dales, making this home an ideal retreat for those who appreciate both convenience and natural beauty. With high-specification finishes throughout, this unique property offers a harmonious blend of modern design and rural charm, making it a perfect choice for a discerning buyer looking for a contemporary family home in the picturesque Ribble Valley village of Chatburn.

- Impressive Modern 3-Storey Detached Family Home
- Highly Desirable Chatburn Village Location
- 5 Flexible Double Bedrooms - Modern Layout Over 3 Floors
- Sumptuous Light Filled Open Plan Living Dining Kitchen
- Spacious Deluxe 4-pce Bathroom & 4-pce Master En-suite
- Small Tucked Away Cul-De-Sac
- Large Garage; Driveway For 4 Cars
- Private Garden & Patio - Countryside On Doorstep
- Superb Village Amenities; School, Shops & Village Pubs
- High Specification Throughout - Perfect Family Accommod.



Entrance Hallway

Composite double glazed front door, spotlights, tiled floor, staircase to the first floor.

Open Plan Living Dining Kitchen

Fantastic open plan living space providing a super light filled sociable family room with uPVC double glazed windows and rear uPVC patio doors to private garden. Living and dining area with TV point, tiled floor, panel radiator. Stunning grey gloss fitted wall, base and drawer units with luxury contrasting worktops and upstands, 1½ bowl sink unit with mixer tap and integral drainer, a range of Bosch integrated appliances including fridge freezer, eye level double oven and grill, combination microwave, dishwasher, island breakfast bar with 5-ring induction hob and ceiling mounted extractor filter canopy, recessed spotlighting, tiled flooring, understairs storage cupboard, internal door to garage.

Garage

uPVC double glazed window, plumbing for washing machine, power and lighting, electric up and over door, door to cloakroom.

Cloakroom

uPVC double glazed window, panel radiator, low level w.c., wall mounted corner wash hand basin with mixer tap, spotlights, extractor fan, tiled flooring.

First Floor Landing

Spacious area with 2 x uPVC double glazed windows, elevated rear views, feature glass balustrade and staircase to second floor, panel radiator, ceiling spotlights.

Bedroom Two

Generous double bedroom with carpet flooring, panel radiator, uPVC double glazed window, recessed spotlights.

Bedroom Four/Living Room

Lovely flexible double room with carpet flooring, 2 x uPVC double glazed windows to front and rear elevations, with elevated aspects to the rear, TV point, panelled radiator, recessed spotlights.

Bedroom Five

Double bedroom with carpet flooring, uPVC double glazed window, recessed spotlights, panel radiator.

Bathroom

Contemporary 4-pce white suite with uPVC double glazed frosted window, chrome heated towel rail, walk-in double shower enclosure with direct feed rainfall shower, wall hung vanity wash basin with mixer tap and drawers under, low level w.c., panel bath with central mixer tap and hand held shower fitment, part tiled walls, recessed spotlights, extractor fan, tiled flooring.

Second Floor Landing

Velux window, panel radiator, recessed spotlights, fitted storage cupboard also housing wall mounted Vaillant gas central heating boiler.

Bedroom One

Superb sized master bedroom with carpet flooring, 2 x uPVC double glazed windows, panel radiator, recessed spotlights, television point.

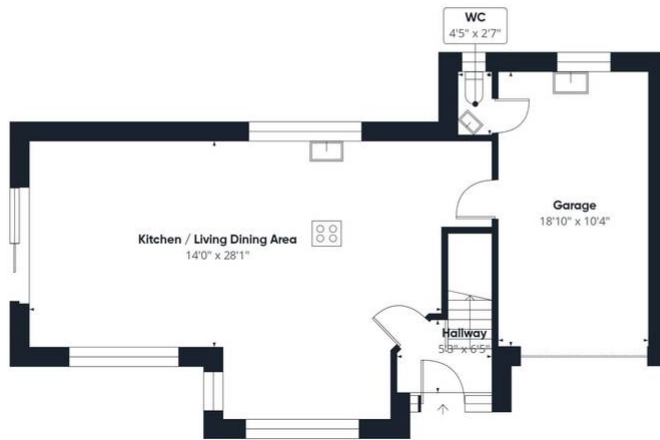
En-suite Bathroom

Deluxe 4-pce white suite comprising panelled bath with concealed wall mixer panel and overflow bath filler, corner shower enclosure with thermostatic rainfall shower and additional direct feed shower, wall hung vanity wash basin with mixer tap and drawers under, chrome ladder style radiator, low level w.c., part tiled walls and tiled flooring, extractor fan, recessed spotlighting, uPVC double glazed window with fantastic elevated views across towards Grindleton Fell.

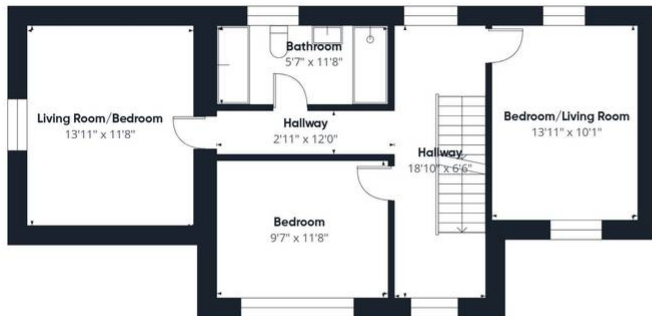
Bedroom Three

Double Bedroom with carpet flooring, uPVC double glazed windows to front and rear elevations, superb rear views, panel radiator, recessed spotlights, loft access.





Floor 0



Floor 1



Floor 2

Approximate total area^m
1788 ft²
Reduced headroom
3 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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