



29 Chatburn Park Drive, Clitheroe

£415,000 Freehold

**** BEAUTIFUL 3 DOUBLE BEDROOM WELL EXTENDED DETACHED PROPERTY WITH NO ONWARD CHAIN **** This delightful house offers spacious modern accommodation with attractive gardens and garage, within good walking distance to the town centre, positioned in a highly sought after location.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



This superb detached property is being offered to the market with no onward chain and is ideal for any buyer looking for a hassle free purchase. Situated in a much sought after residential location within excellent walking distance of the town centre with its array of amenities, including shops, restaurants and schools and within good reach of the train and bus stations. This lovely home has been well extended and has undergone extensive modernisation throughout offering a contemporary internal living space. The flexible accommodation incorporates a light and airy open plan lounge and dining room, fully fitted modern breakfast kitchen with appliances, utility room, in addition on the ground floor is double bedroom and contemporary spacious three piece shower room and rear sitting room/sunlounge. The first floor provides a generous bright landing area with storage and a separate study/office area, two further excellent double bedrooms both with modern fitted furniture and a 3-pce luxurious shower room. Internal early viewing is highly recommended.

Externally there is a lawned front garden area with attractive planted borders, tarmac driveway for 2 cars leading to a single GARAGE with electric up and over door, power and lighting with uPVC double glazed window with rear personal door to utility room.

Surrounding boundary walls and fencing, side gate and deep side pathway leading through to a beautiful landscaped private split level rear patio garden with stone flagged lower patio and well stocked mature planted borders, stone steps leading to an upper patio area with pleasant plum slate chippings with boundary fencing.

- Stunning Detached Property
- Superbly Extended Flexible Accommodation
- 3 Double Bedrooms & Study/Office Area
- 2 x Contemporary 3-pce Shower Rooms
- Open Lounge & Dining Room
- Spacious Modern B/fast Kitchen & Appliances; Utility
- Landscaped Gardens, 2 Car Driveway & Garage
- Desirable Location - Walking Distance To Town



Entrance Vestibule

uPVC external front door, built-in cupboard.

Lounge

Lovely light and airy open room with feature fireplace housing electric stove with hearth, lovely elevated distant views, recessed spotlighting, uPVC double glazed window, television point, panelled radiator, open to dining room and open to kitchen:

Dining Room

With uPVC double glazed window, panelled radiator, telephone point.

Breakfast Kitchen

Superb fitted kitchen with an array of modern cream high gloss fitted wall and base units and co-ordinating working surfaces, fully tiled walls, integrated fridge freezer and dishwasher, eye level built-in oven and grill with 4-ring hob and extractor canopy over, 1½ bowl sink drainer unit with mixer tap, built-in wine cooler, vertical panelled radiator, kick plinth heater, 2 x uPVC double glazed windows, recessed spotlighting, built-in breakfast bar, Karndean flooring.

Utility Room

Plumbing for washing machine, space for tumble dryer, uPVC external side door to garden, internal personal door to garage.

Inner Hallway

Recessed spotlighting.

Shower Room

Contemporary spacious 3-pce white suite comprising half pedestal wash basin with mixer tap, walk-in large double shower enclosure with sliding glazed doors and thermostatic fixed rain shower and additional shower head, low suite w.c. ladder style radiator, fully tiled walls and flooring, panelled ceiling with recessed spot lights, sensor wall light, uPVC double glazed window, extractor fan.

Bedroom Two

Excellent double room with carpet flooring, modern range of fitted wardrobes and cupboard drawer units to one wall, uPVC double glazed window, television point, telephone point, panelled radiator.

Sitting Room

uPVC french doors and glazed surround with lovely private rear outlooks to garden, television point, vertical panelled radiator, modern fitted cupboards and bookcase, uPVC double glazed window to the side, spindle staircase leading to first floor.

Landing & Office/Study Area

Spacious landing area with velux window and uPVC double glazed window, recessed spotlighting, attractive spindle balustrade, built-in study/office area with fitted modern desk and cupboards, built-in eaves storage cupboard, fully boarded area, panelled radiator.

Bedroom One

Fantastic spacious double bedroom with carpet flooring, an array of modern fitted furniture including wardrobes, bedside drawer cabinet, dressing table and drawers, 2x uPVC double glazed windows with superb distant elevated views across towards the fells.

Bedroom Three

Double bedroom with carpet flooring, modern fitted furniture with built-in wardrobes and drawer units, panelled radiator, recessed spotlights, uPVC double glazed window.

Shower Room

Contemporary 3-pce white suite comprising half pedestal wash basin with mixer tap, low level w.c. large walk-in double shower enclosure with thermostatic rain shower and additional shower tap fitment, chrome ladder style radiator, fully tiled walls, tiled flooring, recessed spotlights, shaver point, velux window, extractor fan.





Approximate total area⁽¹⁾

1434.07 ft²

Reduced headroom

8.5 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Floor 0



Floor 1