

Sawley Road, Chatburn. BB7 4BG

£340,000 Freehold

FOR SALE



stones young  
sales & lettings

Clitheroe  
50, Moor Lane, Clitheroe, BB7 1AJ

01200 408408  
clitheroe@stonesyoung.co.uk

## PROPERTY DESCRIPTION

This stunning modern semi-detached townhouse is nestled within the much favoured village of Chatburn, well positioned surrounded by a whole host of amenities including shops, post office, hair salons, library, two pubs and a primary school all within superb walking distance, it really is a lovely village that offers something for all. This impressive home sits in an elevated position on The Croft on Sawley Road and enjoys fantastic elevated front views across towards Grindleton, Waddington Fell and the adjacent open playing field with many countryside walks to enjoy from the doorstep. The current owners have superbly maintained this modern property which has been completed with a high quality finish throughout which will be an absolute delight to any discerning new purchaser.

The immaculate deceptive accommodation is situated over three floors offering superb flexibility. Upon entering, the ground floor welcomes you with a spacious hallway and cloakroom with integral access through to the garage, a well-appointed luxurious modern dining kitchen is positioned to the rear boasting ample storage space provided by high gloss cream base and eye-level units, complemented by contrasting work surfaces and a range of integrated appliances with French doors leading out to a delightfully landscaped garden. Ascending to the first floor there is a sizeable front lounge with french doors with Juliette balcony, offering impressive elevated views, alongside a generously sized double bedroom and a modern three piece shower room. The second floor presents a versatile array of spaces, including a lavish master bedroom with outstanding views and modern fitted furniture, another double bedroom and a luxurious four piece bathroom with feature sun tunnel.

Externally, the property boasts driveway parking for 2 cars and an integral garage with an up-and-over door, power and lighting with plumbing for washing machine. To the rear, a south facing Indian stone-flagged private garden awaits, providing an ideal setting for outdoor dining and relaxation, complete with a designated area for bedding plants at the top of the garden with timber fencing surround, external lighting and power points. Additionally there are solar panels installed. Early internal viewing is highly recommended.

## FEATURES

- Stunning Modern Semi-Detached Townhouse
- Superb Deceptive Accomm. Over 3 Floors
- Modern High Quality Dining Kitchen
- 3 Excellent Double Bedrooms
- Fantastic Elevated Views
- Modern 4-pce Bathroom & 3-pce Shower Room
- Drive, Garage, Attractive Landscaped Patio Garden
- Superb Village Location; Close To Amenities



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

uPVC external front door, wood effect ceramic tiled flooring, spindle staircase leading to first floor, coved cornicing, recessed spotlights, uPVC double glazed window, built-in storage, panelled radiator, internal door leading through to garage.

#### Cloakroom

Modern 2-pce white suite comprising pedestal wash basin with mixer tap, low level w.c., panelled radiator, part tiled walls, tiled flooring, extractor fan, recessed spotlighting.

### Dining Kitchen

14' 9" x 9' 6" (4.50m x 2.90m) Stunning immaculate fitted kitchen with a modern range of cream wall, base and drawer units with complementary wood style contrasting work surfaces and upstands with under unit LED spotlighting, 1½ bowl sink drainer unit with mixer tap, a range of deluxe integrated appliances including newly fitted fridge freezer, built in dishwasher, Belling eye level integrated electric double oven and grill and 5-ring stainless steel gas hob, glass splashback with extractor filter canopy over, plumbing for washing machine, wood effect ceramic tiled flooring, recessed ceiling spotlights, panelled radiator, television point, uPVC double glazed window with pleasant outlooks over garden, uPVC French opening doors onto rear garden, cupboard housing combination gas central heating boiler.

### First Floor

#### Landing

Coved cornicing, recessed spotlighting, uPVC double glazed window, built-in storage cupboard, panelled radiator, spindle staircase leading to second floor.

## ROOM DESCRIPTIONS

### Lounge

16' 2" x 11' 2" (4.93m x 3.40m) Impressive light and airy room with uPVC double glazed window and PVC French doors with Juliette balcony boasting stunning elevated views across village, neighbouring playing field and across towards Grindleton Fell, built in storage cupboard, recessed spotlighting, television point, panelled radiator.

### Bedroom Three

11' 3" x 8' 1" (3.43m x 2.46m) Excellent double bedroom with carpet flooring, panelled radiator, television point, uPVC double glazed window with private outlooks over garden.

### Shower Room

7' 1" x 3' 7" (2.16m x 1.09m) Modern 3-pce white suite comprising corner shower enclosure with thermostatic shower and sliding glazed door, low level w.c., pedestal wash basin with mixer tap, part tiled walls, chrome ladder style radiator, recessed spotlighting, ceramic tiled flooring, uPVC double glazed window, extractor fan.

### Second Floor

#### Landing

6' 3" x 6' 2" (1.91m x 1.88m) Spindle balustrade, recessed spotlighting, panelled radiator, loft access with drop down ladder, uPVC double glazed window.

### Bedroom One (front)

14' 10" x 11' 1" (4.52m x 3.38m) Excellent double bedroom with carpet flooring, panelled radiator, a range of modern fitted furniture incorporating wardrobes with shelving and hanging space, drawers and bedside cabinets, recessed spotlighting, television point, uPVC double glazed window with outstanding elevated countryside views across towards Grindleton Fell, the village and playing fields.

### Bedroom Two (rear)

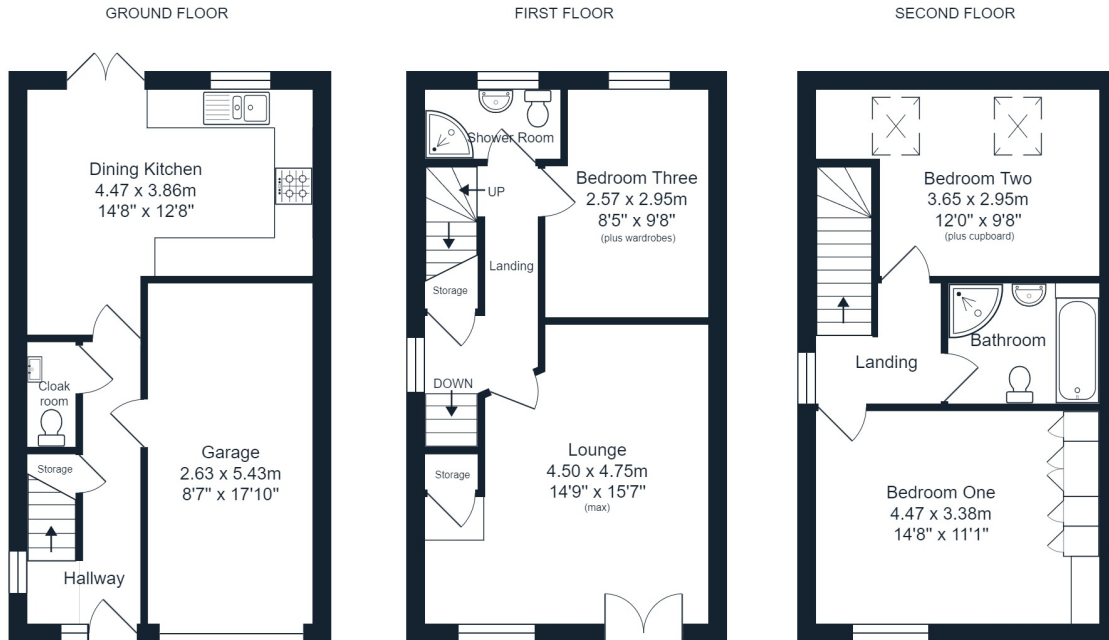
14' 11" x 9' 8" (4.55m x 2.95m) Lovely light and airy double bedroom with carpet flooring, panelled radiator, 2x Velux windows, recessed spotlighting, television point.

### Bathroom

8' 1" x 6' 2" (2.46m x 1.88m) Large 4-pce white contemporary suite comprising panelled bath with central mixer tap and shower tap fitment, low level w.c., pedestal wash basin with mixer tap, corner shower enclosure with thermostatic shower and sliding glazed door, recessed ceiling spotlights, extractor fan, tiled flooring, fully tiled walls, chrome ladder style radiator, integral ceiling sun tunnel.



# FLOORPLAN & EPC



## The Croft, Chatburn

Total Area: 115.8 m<sup>2</sup> ... 1246 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	85	86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

