

93 Chatburn Road, Clitheroe

£760,000 Freehold

**** Outstanding Six Bedroom Extended Family Home In Sought-After Position With No Chain & Sumptuous Fully Renovated Accommodation **** Set on an expansive mature private garden plot with 5-car drive and garage providing a fabulous flexible interior layout with light filled living dining kitchen, impressive living room and 3 contemporary bathrooms offering a luxurious style in a truly exceptional setting.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

This stunning six-bedroom detached house presents an exceptional opportunity for those seeking a contemporary family home with the ability to offer multi-generational living in a highly sought-after location. Boasting a striking extended layout, the property features an outstanding light filled living dining kitchen complete with appliances and superb roof windows. Every inch of this beautifully renovated and extended accommodation exudes sophistication, from the versatile six bedrooms - including a master en-suite and ground floor bathroom - to the sumptuous modern family bathroom that offers a luxurious retreat. The impressive living room, hallway, and utility spaces provide ample room to entertain and relax in style, while the extensive five-car driveway and garage offer convenient parking solutions. Set on a fabulous private plot with beautiful landscaped gardens, this residence is a true oasis within walking distance to town amenities and sought-after schools, making it the ideal blend of style and convenience. With no chain delay, this home is ready to welcome its new owners into a space designed for modern living at its finest.

Stepping outside, the property's exterior continues to impress with its expansive, mature private garden plot. Well-tended front and rear lawns provide an attractive setting, while spacious modern stone-tiled and gravelled patio areas with a pergola offer the perfect outdoor retreat for relaxation or entertainment. The superbly landscaped grounds feature mature, well-stocked planted borders and raised beds complete with an array of shrubs, hedging, and trees that create a lush natural border with fencing and stone walls providing superb privacy. A tarmac driveway at the front ensures ample parking for multiple vehicles, with additional parking space for at least five cars, leading to the detached single garage equipped with an electric EV car charging point for added convenience. Whether enjoying the tranquillity of the gardens or entertaining guests on the patio areas, the outdoor space of this property seamlessly complements its luxurious interior, offering residents a harmonious blend of comfort and style in a truly exceptional setting.



Vestibule

Reclaimed flooring, bespoke fitted cupboards, composite front door.

Hallway

Reclaimed wood flooring, stairs to first floor, under stairs storage, column radiator.

Lounge

Carpet flooring, bio ethanol fire with fitted tv stand, x3 double glazed uPVC windows, x2 panel radiators.

Kitchen Diner

Reclaimed flooring, fitted wall and base units with Quartz work surfaces and up stands, Neff double electric oven and microwave with warming drawer, full length fridge and freezer, central Island and breakfast bar with charger and drawers and cupboards, double sink, integral double bins, Neff induction hob, extractor fan, integral dishwasher, Quooker boiling tap and hose, industrial island light, under island motion sensor light, ceiling spot lights, space for large dining table, double glazed uPVC windows, x3 Velux windows and French doors leading to the rear garden, column radiator and radiator.

Utility/Pantry

Reclaimed flooring, fitted base units with solid oak work surfaces, sink, space for washing machine and tumble dryer, wall mounted combi boiler, space for American fridge freezer, built in shelving, double glazed uPVC window, towel radiator.

Bedroom Six

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

Bedroom Five

Ground floor double bedroom with carpet flooring, double glazed uPVC bay window, panel radiator.

Ground Floor Bathroom

Tiled flooring, three piece in white comprising of mains fed walk in shower enclosure, double sink with vanity drawers and wc, tiled splash backs, frosted double glazed uPVC window, towel radiator.

Landing

Carpet flooring, ceiling spot lights, panel radiator, sunpipe in ceiling allowing natural light.

Bedroom One

Master double bedroom with carpet flooring, double glazed uPVC window, panel radiator.

En Suite

Tiled flooring, three piece in white comprising of mains fed shower enclosure, basin with vanity drawers and wc, tiled splash backs, double glazed frosted Velux window, ceiling spot lights, towel radiator.

Bedroom Two

Carpet flooring, ceiling spot lights, double glazed uPVC window, panel radiator.

Bedroom Three

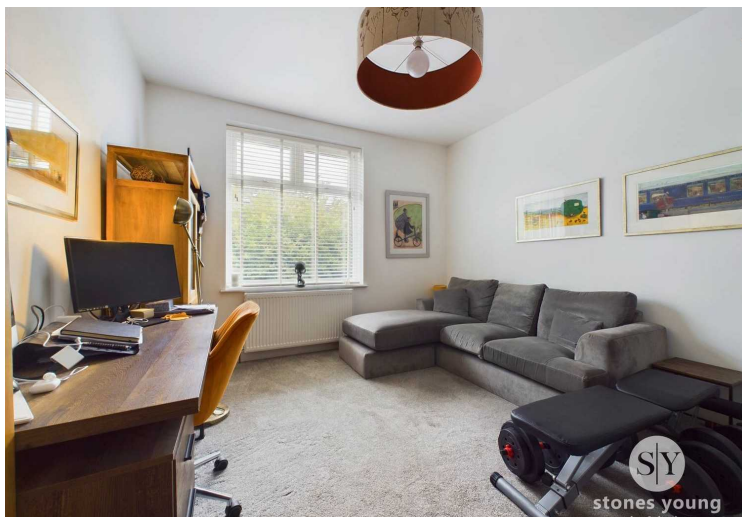
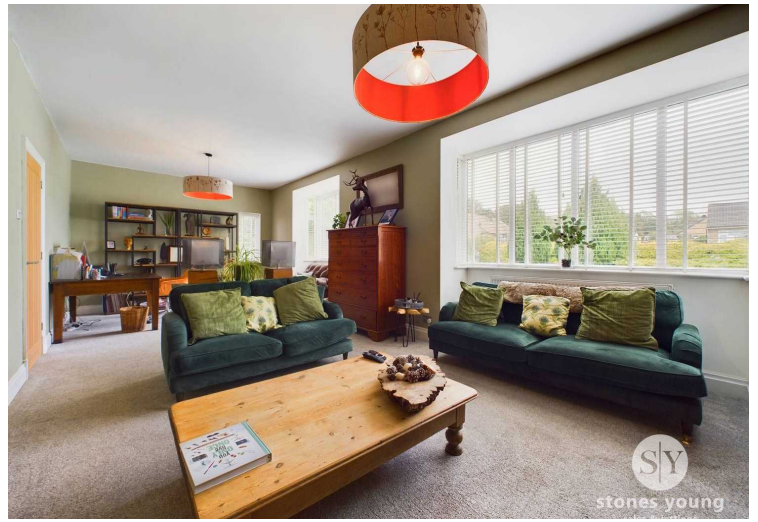
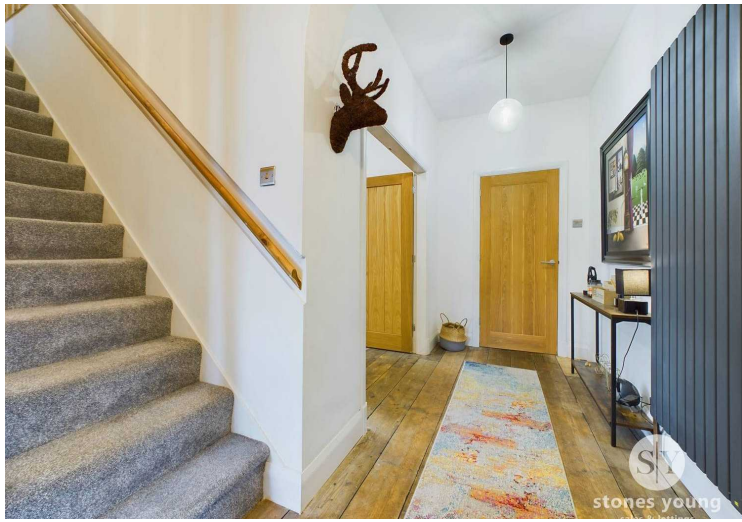
Carpet flooring, double glazed Velux window, walk in wardrobe, panel radiator.

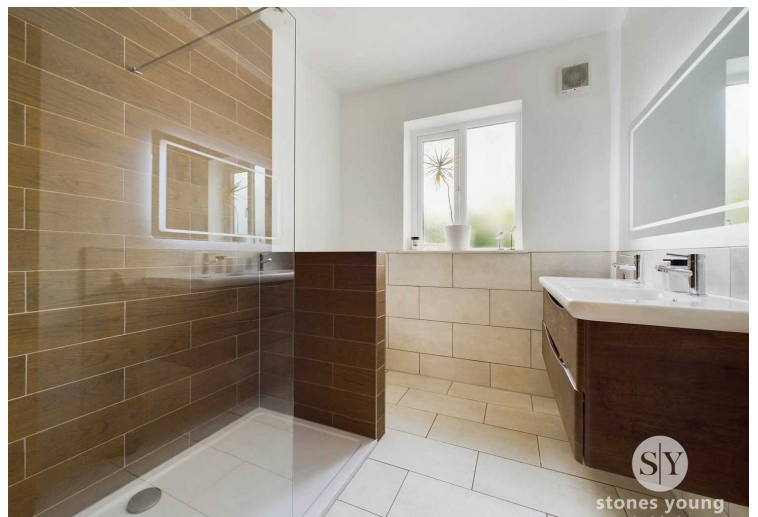
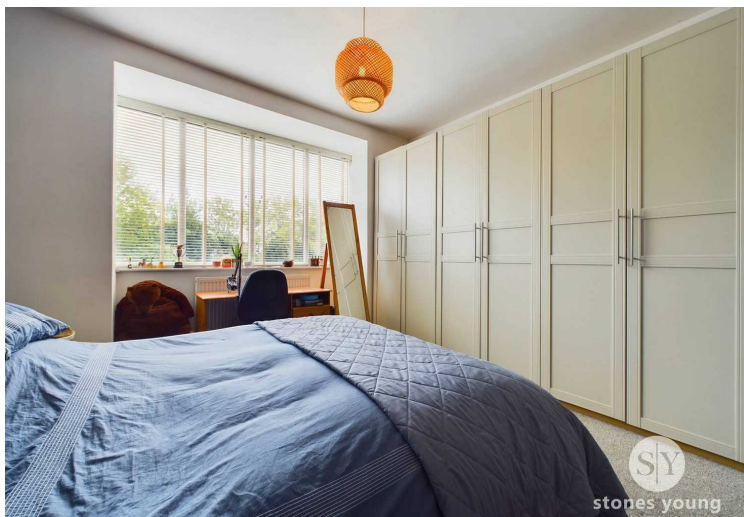
Bedroom Four

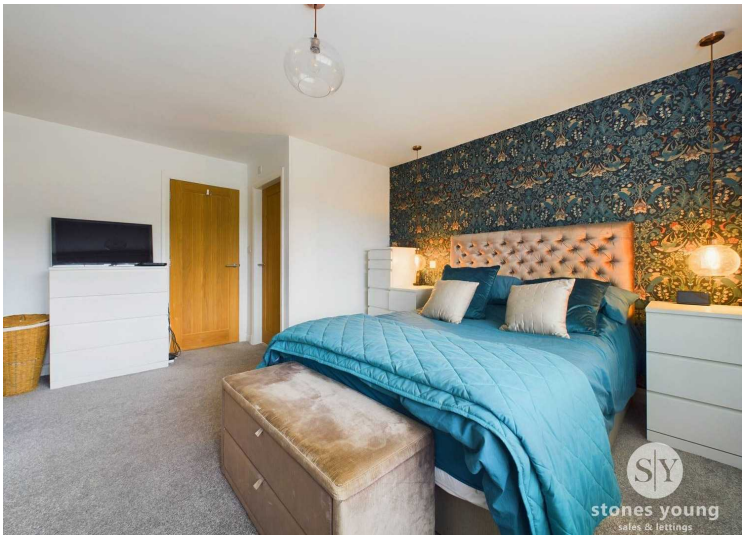
Double bedroom with carpet flooring, double glazed uPVC window, under eaves storage, panel radiator.

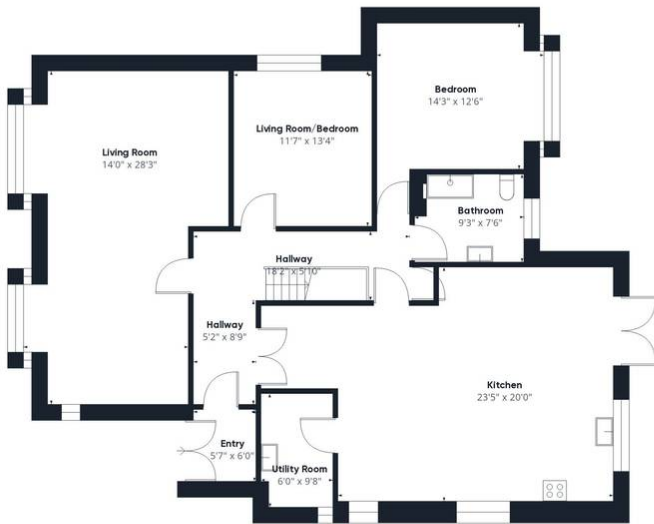
Bathroom 2

Tiled flooring, four piece in white comprising of mains fed walk in shower enclosure, free standing bath, double sink with vanity drawers and wc. Tiled splash backs, floor and ceiling spot lights, frosted double glazed uPVC window and Velux window, x2 towel radiators.





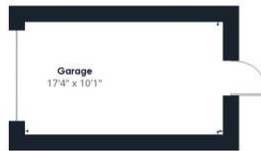




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

2786.56 ft²

Reduced headroom

220.55 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 are based on RICS IPMS 3C standard.

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