



## 9 Victoria Court, Chatburn

£365,000 Freehold

**\*\* DESIRABLE MODERN DETACHED HOME IN BEAUTIFUL VILLAGE LOCATION \*\*** Situated in a favoured position this attractive three double bedroom family home boasts flexible well planned internal living space with stunning panoramic elevated rear views and landscaped gardens, garage and double driveway.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



This stunning modern detached home 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 a wonderful position on the edge of Victoria Court and enjoys fantastic elevated rear views across towards Grindleton, Waddington Fell and is adjacent to adjoining open fields with many countryside walks to enjoy from the doorstep. The current owners have superbly maintained this modern property which has been completed with an immaculate finish throughout which will be an absolute delight to any discerning new purchaser. The property exudes quality and style, with a modern high-quality fitted breakfast kitchen, through lounge and dining room, hallway with 2-piece cloaks, and three excellent double bedrooms. The master bedroom features a modern en-suite shower room, while a spacious 3-piece bathroom serves the other bedrooms.

Outside, the property impresses with a double drive, integral garage, and an attractive landscaped patio garden, perfect for enjoying the picturesque surroundings. With an excellent private Indian stone-

flagged rear patio that offers stunning panoramic views across the adjoining fields and valley, showcasing Grindleton Fell in the distance. A delightful timber decked seating area is strategically placed to capture the sunshine and the scenic setting, creating the perfect spot for relaxation or entertaining. The garden also features a timber storage shed, side gate access, a cold water tap, and is enclosed by a boundary stone wall, hedging, and fencing. The front of the property boasts a block paved and stone pebbled driveway with parking space for 2 cars, leading to the integral garage with power, lighting, space for a tumble dryer, and the convenience of a wall-mounted gas central heating boiler and an electric up-and-over door. This attractively well maintained outdoor space complements the interior of the property. Conveniently located close to amenities, this home offers a tranquil retreat with easy access to all necessities. Early Viewing is recommended to fully appreciate.

- Superb Modern Stonebuilt Detached House
- Fantastic Panoramic Rear Views Adjoining Open Fields
- Modern High Quality Fitted Breakfast Kitchen
- Through Lounge & Dining Room; Hallway & 2-pce Cloaks
- 3 Excellent Double Bedrooms
- Modern 3-pce Bathroom & En-suite Shower Room
- Double Drive, Garage, Attractive Landscaped Patio Garden
- Excellent Village Location; Close to Amenities



**Entrance Hallway**

Herringbone style flooring, panelled radiator, understairs storage cupboard, spindle staircase leading to first floor.

**Cloakroom**

2-pce white suite comprising wall hung sink with hot and cold taps, low level w.c., part panelled walls, herringbone style flooring, chrome radiator, uPVC double glazed window.

**Breakfast Kitchen**

Two tone modern fitted kitchen with wall, base and drawer units, complementary wood working surfaces and upstands, breakfast bar area with storage, Belfast sink with mixer tap, integrated dishwasher and washing machine, duel fuel cooker and 5-ring hob, under unit spotlighting, space for American fridge freezer, tiled flooring, recessed spotlighting, wall mounted gas central heating boiler, uPVC double glazed windows, uPVC double glazed rear door overlooking beautiful countryside.

**Dining Room**

Wood style flooring, panelled radiator, uPVC double glazed French doors leading out to rear garden.

**Lounge**

Wood style flooring, panelled radiator, gas fire, surround and hearth, television point, uPVC double glazed window.

**Landing**

Carpet flooring, spindle balustrade, panelled radiator, storage cupboard, loft access with ladder leading to part boarded area.

**Bedroom One**

Carpet flooring, recessed spotlighting, panelled radiator, uPVC double glazed window with fantastic elevated rear views over adjoining open fields and across towards Grindleton Fell.

**En-suite**

3-pce modern white suite comprising corner shower enclosure with sliding screen, shower over, low level w.c., wall hung sink with mixer tap, chrome ladder style radiator, tiled walls, tiled flooring, recessed spotlighting, extractor fan, uPVC double glazed frosted window.

**Bedroom Two**

Carpet flooring, panelled radiator, uPVC double glazed window.

**Bedroom Three**

Excellent flexible room with carpet flooring, panelled radiators, recessed spotlighting, uPVC double glazed windows.

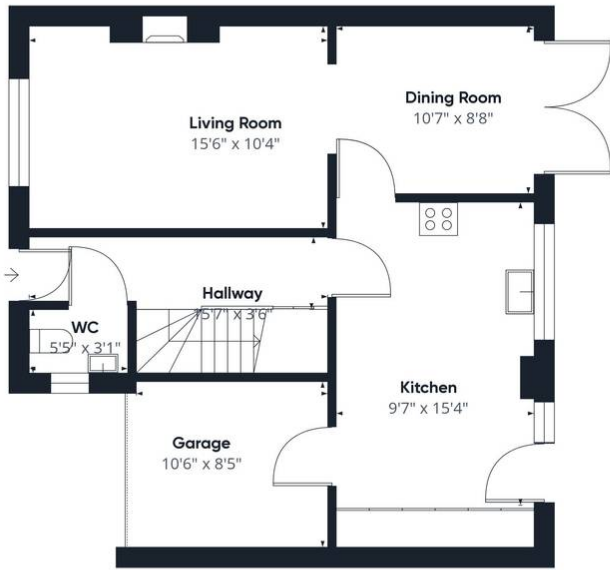
**Bathroom**

Modern 3-pce white suite comprising panelled bath with rain shower over and additional attachment, glazed screen, vanity sink unit with mixer tap, low level w.c., part tiled walls, tiled flooring, chrome style radiator, recessed spotlighting, extractor fan, uPVC double glazed frosted window.

**Garage**

Integral garage with power and lighting, space for tumble dryer, electric up and over door.





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

1190.7 ft<sup>2</sup>

**Reduced headroom**

42.41 ft<sup>2</sup>

(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.

**GIRAFFE360**