

## 18 Strawberry Gardens, Gisburn

£440,000 Leasehold

**\*\* IMPRESSIVE MODERN 4 BEDROOM DETACHED FAMILY HOME SET ON A GENEROUS CORNER PLOT ON A QUIET CUL-DE-SAC WITH WRAP AROUND GARDENS WITH OPEN FIELDS TO THE REAR \*\*** Enjoying a lovely internal layout with a high specification finish, this is a beautiful home in a sought-after village location.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B





Nestled within a sought-after village location, this impressive modern detached family home offers a superb opportunity for those seeking a contemporary living space with exceptional outside areas. Boasting a high specification finish throughout, the property comprises a spacious lounge, a separate flexible office/study/snug, a modern dining kitchen with integrated appliances, and bi-folding doors leading out to the fabulous corner plot gardens. The property features four double bedrooms, including an attractive master en-suite shower room and family bathroom, as well as a separate useful utility room, and modern 2-piece cloakroom, and a detached double garage with a driveway providing private parking for up to six cars.

Set on a generous corner plot at the end of a quiet cul-de-sac, this residence benefits from wrap-around lawned gardens and patio areas, offering various seating spots to bask in the sunshine and entertain family and friends. The rear of the property opens up to stunning views of open fields, providing a tranquil and private setting. An additional side lawned garden area behind the garage offers further flexibility for landscaping and enjoyment.

Completing the outdoor space is a driveway with ample space for multiple vehicles, alongside a detached double garage with power and lighting, ensuring convenience and security for residents. This exceptional property combines modern comfort with scenic surroundings, creating an idyllic retreat for discerning buyers seeking a family home in a peaceful yet well-connected location.

- Impressive Modern Detached Family Home
- Fabulous Corner Plot Gardens – Rear Open Fields
- High Specification Finish – Superb Internal Layout
- 4 Double Bedrooms – Attractive Master En-suite
- Modern Dining Kitchen & Appliances – Bi-folding Doors To Garden
- Tucked Away Position On Small Modern Development
- Spacious Lounge & Separate Flexible Office/Study/Snug
- Separate Useful Utility; Hallway & Modern 2-pce Cloaks
- Sought After Village Location
- Detached Double Garage; Driveway & Private Parking For 6 Cars



### **Entrance Hallway**

Composite front door and glazed panel surround, wood style karndean flooring, spindle staircase leading to first floor, panelled radiator, storage cupboard.

### **Lounge**

Light and spacious living room with kardean wood flooring, panelled radiator, uPVC double glazed window.

### **Office/Study/Snug**

An excellent second flexible reception room, perfect for those working from home, panelled radiator, upVC double glazed window, karndean wood flooring.

### **Cloakroom**

Modern 2-pce white suite comprising wall hung low level w.c., vanity wash basin with mixer tap and cupboard under, part tiled walls, karndean flooring, panel radiator, extractor fan, uPVC double glazed window.

### **Open Plan Dining Kitchen**

Fully fitted modern kitchen with an attractive array of wall base and drawer units with co-ordinating wood finish worktops and upstands, eye level electric oven and grill, 4-ring gas hob with glass splashback and extractor filter canopy over, integrated fridge freezer and dishwasher, 1½ bowl stainless steel sink drainer unit with mixer tap, uPVC double glazed window, wood finish karndean flooring, open to dining area with karndean flooring, panelled radiator, uPVC bi-folding doors leading out to the garden with lovely private aspects, recessed spotlighting.

### **Utility Room**

Modern wall and base units with contrasting wood style laminate work tops and upstands, stainless steel sink drainer unit with mixer tap, cupboard housing gas central heating boiler, karndean flooring, panelled radiator, extractor fan, uPVC double glazed rear door.

### **Landing**

Built in cupboard, loft access.

### **Bedroom One**

Excellent double master bedroom, panel radiator, uPVC double glazed window with a lovely elevated front aspect over neighbouring hillside.

### **En-suite Shower Room**

Modern 3-pce white suite comprising hand wash basin with mixer tap, shower enclosure with thermostatic shower, concealed low w.c., panelled radiator, ladder style heated towel rail, part tiled walls, uPVC double glazed, extractor fan, recessed spotlighting, shaver point.

### **Bedroom Two**

Excellent double room with panelled radiator, uPVC double glazed window with pleasant elevated outlooks.

### **Bedroom Three**

Double room to the rear with superb private aspects over garden and adjoining open fields, panel radiator, uPVC double glazed window.

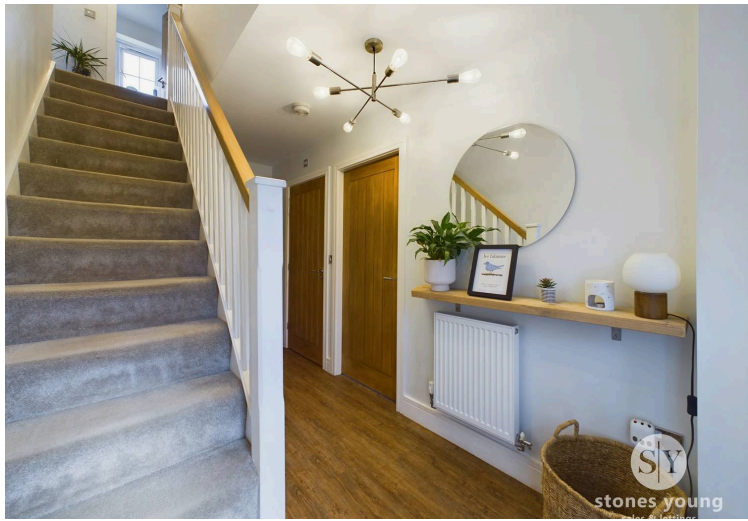
### **Bedroom Four**

uPVC double glazed window with a fantastic rear aspect over adjoining open fields and garden, panel radiator.

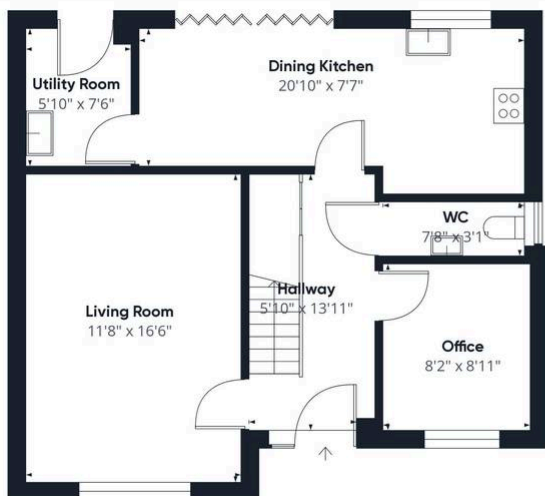
### **Bathroom**

Modern 3-pce white suite comprising panelled bath with feature overhead rainfall shower with thermostatic control panel and additional shower, half pedestal wash basin with mixer tap, wall hung low level w.c., with concealed flush, part tiled walls, wood effect flooring, ladder style radiator, shaver point, recessed spotlighting, uPVC double glazed window.

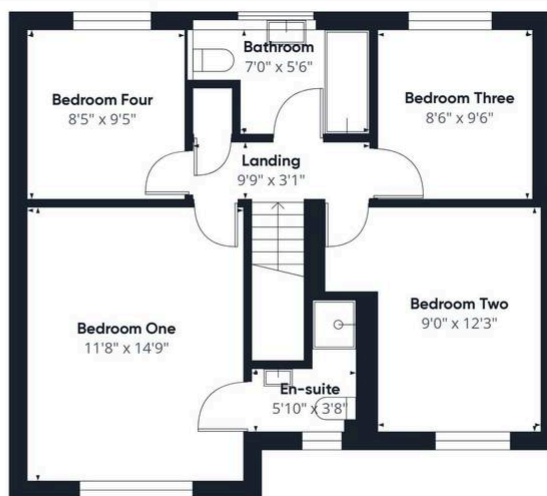




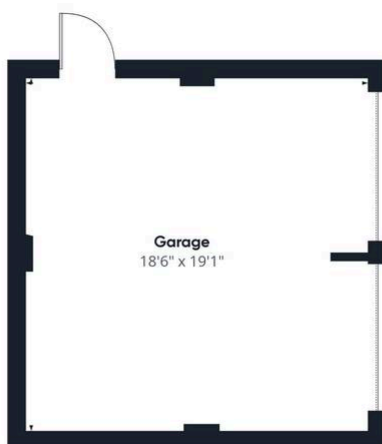




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>m</sup>  
1532.89 ft<sup>2</sup>

(1) Excluding balconies and terraces

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.

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