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# 9 Hare Hill Croft, Chatburn

Stunning modern detached home  
Offers over £650,000



- Contemporary accommodation
- 5 bedrooms, 3 bathrooms
- Master with dressing room & en-suite
- Stunning open-plan dining kitchen
- 2 large reception rooms
- Exclusive cul-de-sac location
- High specification throughout
- 225 m<sup>2</sup> (2,420 sq ft) approx.

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

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# 9 Hare Hill Croft Chatburn

Situated on a small and exclusive development of unique contemporary properties, this large family home enjoys a secluded spot, hidden away and yet convenient for Chatburn's amenities. The property offers bright, spacious accommodation throughout with an ultra modern and yet very practical layout. Enjoying an elevated position, the property boasts plentiful parking and gardens with partial views towards Pendle Hill to the front, whilst the rear overlooks the surrounding woodland.

Accommodation comprises a spacious entrance hallway and cloakroom, stunning living room with wood burner, separate lounge, a fantastic contemporary living dining kitchen with centre island and high specification fittings and a useful utility room. On the first floor, the landing enjoys an elevated view towards Pendle whilst the master bedroom and its accompanying dressing room and en-suite run the full length of the house with a Juliet balcony to the front with views of Pendle Hill, providing a luxurious space. The second and fifth bedrooms are both spacious with the fifth currently used as an office. The house bathroom enjoys a 4-piece contemporary suite. On the second floor are two further large double bedrooms which have use of a further modern shower room.

**LOCATION:** Leave Clitheroe on Chatburn Road and pass straight over the roundabout, continuing along the next road before coming into Chatburn village itself. Drop down towards the centre of the village and turn left onto Ribble Lane and then immediately turn left again on to Old Road. Continue up Old Road before turning first left into Hare Hill Croft. Number 9 is the second house on the right hand side.

**ACCOMMODATION:** (imperial dimensions in brackets: all sizes are approximate):-

**ENTRANCE HALLWAY:** With modern composite external door and full length glazed window, fully tiled floor and staircase to the first floor landing.

**CLOAKROOM:** With a 2-piece suite in white comprising a low level w.c. and vanity wash-hand basin, half-tiled walls and tiled flooring.

**LIVING ROOM:** 4.4m x 6.1m (14'5" x 20'1"); with a wood burner set on a slate hearth with feature surround and brick inset, French doors to the front garden, television point and feature barn-style sliding doors to the dining kitchen.



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**DINING KITCHEN:** 8.1m x 3.7m (26'5" x 12'3"); with a high specification contemporary fitted kitchen and central island with soft close, handleless base and wall level storage cupboards and engineered stone work surfaces incorporating a stainless steel sink unit with mixer tap, Neff 5-ring induction hob with extractor hood with feature lighting, built-in Neff double oven and combination microwave, built-in fridge-freezer, built-in dishwasher and second built-in fridge, carousel unit, pantry cupboard, pop-up USB and plug socket, under unit lighting, breakfast bar, fully tiled floor and French doors leading to the rear garden.

**UTILITY ROOM:** 2.0m x 2.8m (6'8" x 9'3"); with a range of fitted base and matching wall storage cupboards, engineered stone work surfaces incorporating a stainless steel sink unit with mixer tap, plumbed and drained for an automatic washing machine, ventilated for a tumble dryer, housed Vaillant combination central heating boiler and composite external door to the rear of the property.

**LOUNGE:** 3.4m x 5.5m (11'1" x 18'1"); with a full wall of built-in storage cupboards, separate built-in storage cupboard and floor level storage cupboards.

#### FIRST FLOOR:

**LANDING:** With built-in storage cupboard with shelving and staircase to the second floor.

**MASTER BEDROOM:** 3.4m x 5.3m (11'3" x 17'4"); with French doors onto a Juliet balcony and television point.

**DRESSING ROOM:** With fitted wardrobes with hanging and shelving to either side with sliding mirrored doors.

**EN-SUITE SHOWER ROOM:** With a 3-piece contemporary suite in white comprising a low level w.c., vanity wash-hand basin and corner shower enclosure with plumbed shower, built-in storage cupboard with shelving, heated anthracite towel rail, fully tiled walls, tiled flooring, low voltage lighting and extractor fan.

**BEDROOM TWO:** 4.8m x 3.6m (15'10" x 11'8"); with built-in wardrobes and double glazed Velux window.



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**BEDROOM FIVE:** 2.2m x 3.8m (7'4" x 12'4").

**HOUSE BATHROOM:** With a 4-piece contemporary suite in white comprising a low level w.c., vanity wash-hand basin, corner shower enclosure with plumbed shower, freestanding bath with shower mixer tap, heated stainless steel towel rail, tiled flooring, fully tiled walls, low voltage lighting and extractor fan.

**SECOND FLOOR:**

**LANDING:**

**BEDROOM THREE:** 3.4m x 4.9m (11'3" x 15'11"); with two double glazed Velux windows, television point and under-eaves storage space.

**BEDROOM FOUR:** 2.3m x 4.8m (7'8" x 15'9"); with two double glazed Velux windows, television point and under-eaves storage space.

**SHOWER ROOM:** With a 3-piece contemporary suite in white comprising a low level w.c., vanity wash-hand basin and a corner shower enclosure with plumbed shower, low voltage lighting, extractor fan, heated stainless steel towel rail, part-tiled walls and double glazed Velux window.

**OUTSIDE:** To the front of the property is a lawned garden area with bark chipping and planting border. A driveway provides off-road parking for three cars. Pathways lead around both sides of the property to a majority lawned rear garden with an Indian stone flagged patio area. The rear garden enjoys a pleasant outlook over the surrounding woodland.

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**SERVICES:** Mains gas, electric, water and drainage are connected.

**HEATING:** Underfloor heating to the ground floor and panelled radiators to the first and second floors with heating provided by a Vaillant air source heat pump and gas boiler. Complemented by double glazed windows in UPVC frames throughout.

**COUNCIL TAX BAND:** F

**EPC:** The energy efficiency rating of the property is B.

**TENURE:** Freehold.

**NOTE:** In compliance with the regulations of the National Association of Estate Agents we are obliged to declare that the vendor of this property is either an employee or has a connection to Honeywell Estate Agents Ltd.

**VIEWING:** By appointment with our office.



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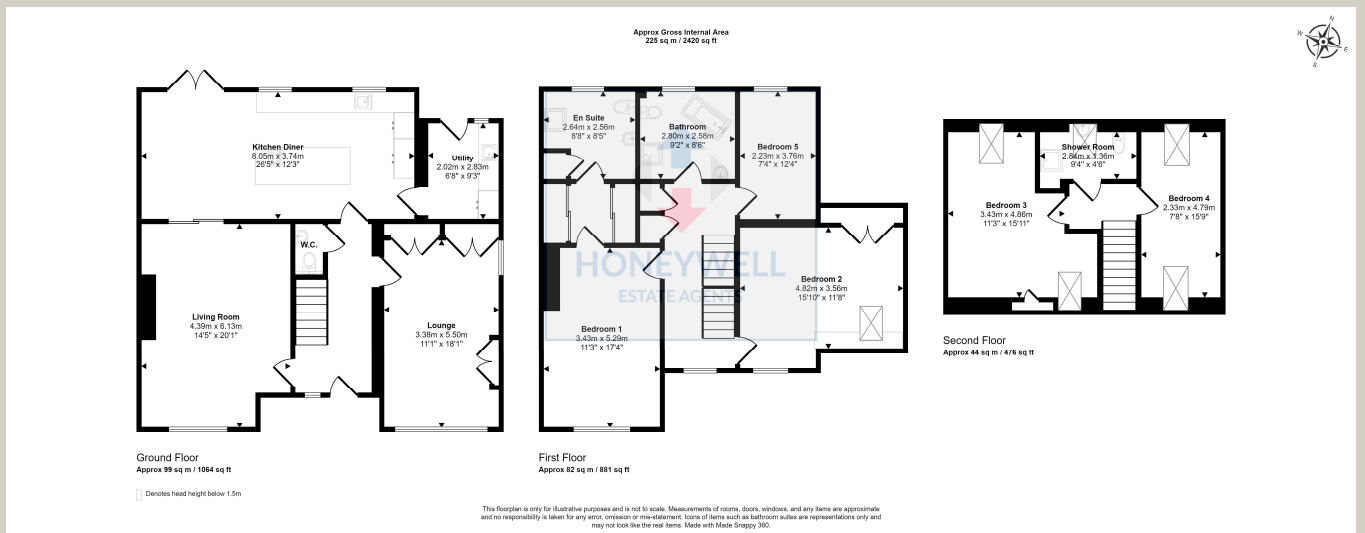


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*MJ/CJ/060224*

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