

4 DARKWOOD CRESCENT  
CHATBURN  
CLITHEROE  
BB7 4AL



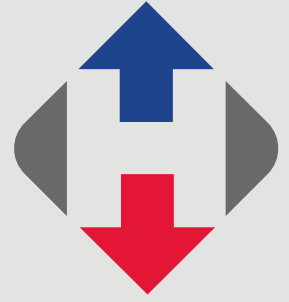
£375,000



- A large, extended semi detached home
- Spacious lounge with burner
- Superb size gardens & off road parking
- Stunning kitchen and dining room
- 3 bedrooms, office , stunning bathroom
- Large utility & shower room
- Gas CH & uPVC DG
- 129 m2 (1,393sq ft) approx.

**A large semi detached family home, situated in a truly stunning size of plot with large tiered gardens that enjoy outlooks over the house and the surrounding area.**

**The property has been extended twice by the current owners and refitted with a stunning kitchen and bathroom. Accommodation now comprises an entrance porch and hallway, lounge with burner and media wall, stunning fitted kitchen with built-in appliances which is semi open to a large living/dining area with a part vaulted ceiling and sliding doors to the rear gardens. An office is tucked away for those working from home along with a great size utility room and ground floor shower room. On the first floor are three great size bedrooms all of which enjoy built in storage and the house bathroom with a 3-piece suite and shower.**



**LOCATION:** From our town centre office travel down Castle Street and straight onto York Street. Follow the road over the roundabout onto Chatburn Road and continue straight over the next roundabout too until you enter the village of Chatburn. Drop down towards the centre and turn left onto Ribble Lane. Follow the road downhill and once the road levels out turn left onto Darkwood Crescent. Number 4 is on the left hand side.

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

**ENTRANCE PORCH:** with a composite external door, glazed internal door to hallway, staircase to the first landing, understairs storage cupboards with gas and electric meters and shoe storage.

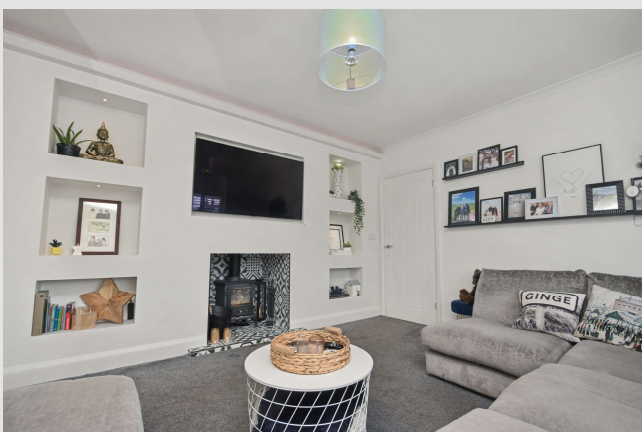
**LOUNGE:** 3.9m x 3.6m (12'11" x 11'9"); with media wall and a multifuel burner in feature surround. UPVC window with shutters.

**KITCHEN:** 6.3m x 2.6m (20'10" x 8'6"); with a range of modern fitted white base and wall storage cupboards with complimentary working surfaces and a range of built-in appliances including built-in electric double oven and grill, built-in combination microwave, built-in dishwasher, five-ring gas hob with extractor hood over, stainless steel sink unit incorporated into the working surfaces, corner carousel unit, low voltage lighting, plinth lighting, vertical central heating radiator, pantry cupboard. Open to:

**DINING ROOM:** 5.0m x 3.8m (16'5" x 12'6"); extended dining area with television point and sliding patio doors to the rear garden, feature vertical central heating radiator.

**OFFICE:** 1.3m x 2.0m (4'2" x 6'7"); with power and lighting points.

**UTILITY ROOM:** 3.2m x 4.6m (10'4" x 15'2"); with modern base and matching wall storage cupboards with complimentary working surfaces, Belfast sink unit, plumbed and drained for an automatic washing machine, part glass roof, UPVC external doors to the front and rear.





**SHOWER ROOM:** 1.8m x 1.7m (5'10" x 5'8"); with a 3-piece suite in white comprising low level W.C, pedestal wash handbasin and a corner shower enclosure with plumbed shower, low voltage lighting, extractor fan.

**FIRST FLOOR:**

**LANDING:** with attic access point with drop down ladder, glass and wood balustrade.

**BEDROOM ONE:** 3.0m x 3.8m (9'10" x 12'7"); with fitted wardrobes to one wall.

**BEDROOM TWO:** 3.5m x 2.9m (11'5" x 9'5"); with fitted wardrobes to one wall, television point.

**BEDROOM THREE:** 2.5m x 2.8m (8'2" x 9'1"); with built-in storage cupboards.

**BATHROOM:** 2.0m x 1.8m (6'6" x 5'11"); with a 3-piece contemporary suite with a low level W.C, stone effect vanity sink and a panelled bath with plumbed shower over and vanity screen. Built-in storage cupboards housing combination central heating boiler, tiled flooring, fully tiled walls, low voltage lighting, extractor fan, heated stainless steel towel rail.

**OUTSIDE:** To the front of the property a driveway provides off-road parking for three cars with flagged steps leading up to the property. To the rear of the property is a large tiered and elevated garden space with separate decked patio areas, stone steps, pebbled pathways, lawned sections and a timber storage shed. The gardens enjoy views over the house and the surrounding area.

**HEATING:** Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout.

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

**COUNCIL TAX BAND B.**

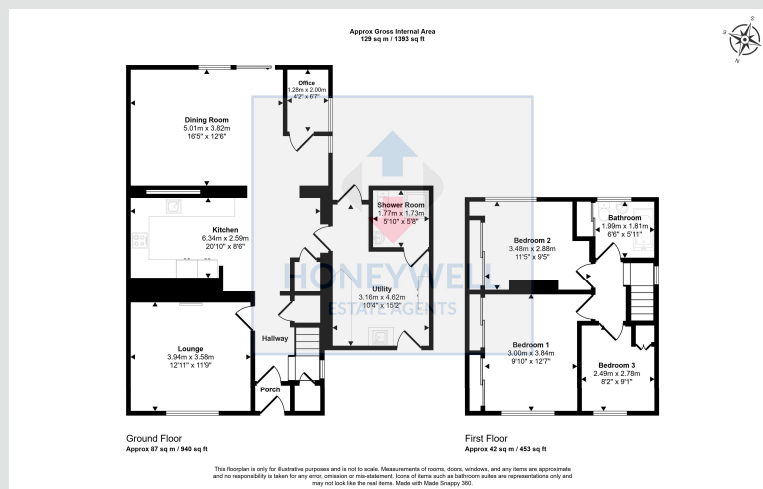
**TENURE:** Freehold.

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

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Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee of £27+VAT per person for this service.





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