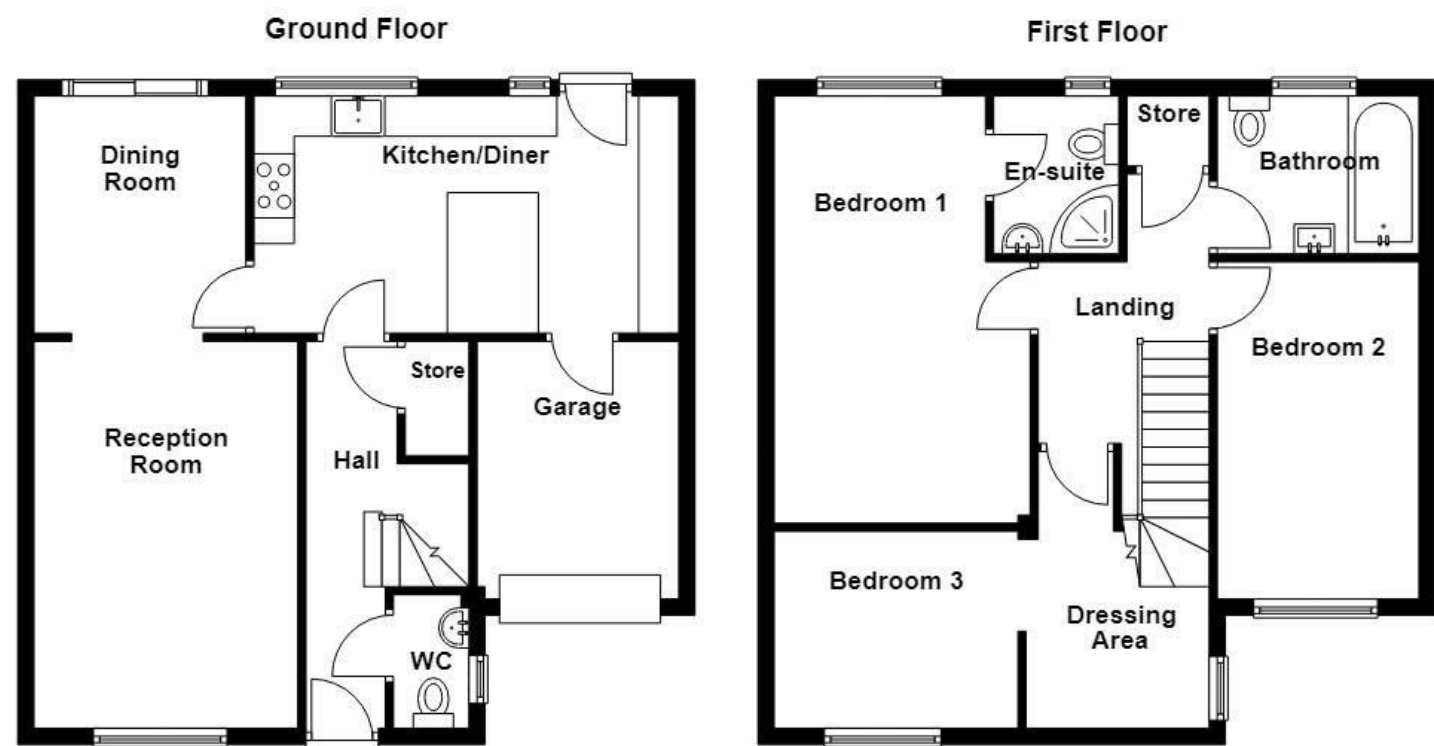




Victoria Court, Chatburn, BB7 4BF

£395,000

AN EXQUISITE DETACHED FAMILY HOME

Nestled in the charming village of Chatburn, Victoria Court presents an exceptional detached family home that epitomises modern living with a touch of countryside charm. This property has been meticulously updated and maintained to the highest standard, showcasing immaculate presentation and spacious rooms that are perfect for family life.

The home boasts three generously sized double bedrooms and two stylish bathrooms, ensuring ample space for relaxation and comfort. The heart of the home is undoubtedly the open plan country-style kitchen diner, which features integrated appliances and a seamless flow into the living area, making it ideal for entertaining or enjoying family meals. The interiors are tastefully designed, combining contemporary fixtures with a warm, inviting atmosphere.

Outside, the property offers an enviable garden space that is not overlooked, providing a private sanctuary for outdoor enjoyment. A double driveway at the front adds convenience, ensuring ample parking for residents and guests alike.

Located in one of the most picturesque settings, this home is surrounded by stunning field views to the rear, enhancing the tranquil ambiance. The village of Chatburn is rich in local amenities, including delightful pubs, shops, and scenic country walks. Furthermore, it is conveniently situated just a stone's throw away from Clitheroe, Whalley, and offers excellent transport links to Skipton, Preston, Blackburn, and Burnley.

This property is a rare find, combining modern comforts with the beauty of rural living, making it an ideal choice for families seeking a peaceful yet connected lifestyle.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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 3  2  2  D

- Exceptional Detached Property
 - Open Plan Reception Rooms
 - Off Road Parking & Garage
 - EPC Rating D
- Three Bedrooms
 - En Suite To Main Bedroom
 - Freehold
- Contemporary Fitted Kitchen
 - Low Maintenance Gardens
 - Council Tax Band D

Ground Floor

Entrance

Composite double glazed frosted door to the hallway.

Hallway

15'9 x 6'8 (4.80m x 2.03m)

Central heating radiator, smoke alarm, under staircase storage cupboard, herringbone effect vinyl flooring, oak doors to the WC and kitchen diner.

WC

5'5 x 3'1 (1.65m x 0.94m)

UPVC double glazed frosted window, central heating radiator with heated towel rail, a two piece suite comprising of a dual flush WC, wall mounted wash basin with traditional taps, wood panelled elevations, herringbone effect vinyl flooring.

Kitchen Diner

17'4 x 9'8 (5.28m x 2.95m)

UPVV double glazed window, underfloor heating, a range of panelled wall and base units, solid oak surface, tiled splash backs, Belfast sink with mixer tap, three door Rangemaster range oven with a five ring gas hob and integrated extractor hood, space for an American style fridge freezer, integrated dishwasher and Neff combination microwave, integrated washing machine, breakfast bar, under unit lighting, spotlights, exposed beams, tiled flooring, oak door to the dining room, oak door to the garage, UPVC double glazed door to the rear.

Dining Room

9'11 x 8'8 (3.02m x 2.64m)

Central heating radiator, coving, wood effect laminate flooring, open to the reception room, UPVC double glazed French doors to the rear.

Reception Room

15'8 x 10'4 (4.78m x 3.15m)

UPVC double glazed window, central heating radiator, coving, gas fire with granite hearth and surround, television point, wood effect laminate flooring.

Garage

10'6 x 8'3 (3.20m x 2.51m)

Power, lighting, electric up and over garage door.

First Floor

Landing

11'3 x 6'8 (3.43m x 2.03m)

Central heating radiator, smoke alarm, loft access, linen closet, oak doors to two bedrooms, dressing room and a bathroom.

Bedroom One

17'5 x 10'6 (5.31m x 3.20m)

UPVC double glazed window, central heating radiator, spotlights, television point, oak door to the en suite.

En Suite

6'4 x 5'1 (1.93m x 1.55m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, wall mounted wash basin with towel rail and mixer tap, corner direct feed shower enclosure, tiled elevations, PVC panelling to the ceiling, spotlights, extractor fan, tiled flooring.

Bedroom Two

13'10 x 8'6 (4.22m x 2.59m)

UPVC double glazed window, central heating radiator.

Dressing Room

10'11 x 6'7 (3.33m x 2.01m)

UPVC double glazed window, central heating radiator, spotlights, open to bedroom three.

Bedroom Three

10'4 x 8'8 (3.15m x 2.64m)

UPVC double glazed window, central heating radiator, spotlights.

Bathroom

8'6 x 6'4 (2.59m x 1.93m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a panelled bath with a direct feed rainfall shower, rinse head and mixer tap, vanity top wall mounted wash basin with mixer tap, dual flush WC, tiled elevations, inset shelving, spotlights, extractor fan, tiled flooring.

External

Front

Stone chipped garden with mature shrubbery, driveway and access to the garage.

Rear

Enclosed garden with Indian stone paving, decking, bedding, stone chipping, timber storage shed and field and stream views.

