



## 13 Darkwood Crescent, Chatburn

£310,000 Freehold

Nestled in sought-after Chatburn Village, this 3-bed semi-detached gem offers modern living in a tranquil setting.

Enviably corner plot, landscaped gardens, modern kitchen, wood burner, conservatory, utility room, attached garage. Freehold. Tax Band B. Riverside walks nearby. Lovely outdoor space with driveway, and picturesque garden with decked seating area. Early viewing recommended.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Nestled in the heart of the sought-after Chatburn Village, this impressive and spacious 3-bedroom semi-detached home offers a perfect blend of modern convenience and rural tranquillity. Boasting an enviable corner plot with picturesque landscaped gardens that seamlessly merge with adjoining open fields, this property is a true gem for those seeking a peaceful escape from the bustling urban life. The delightful interior features a superb modern breakfast kitchen, a relaxing lounge with a wood burner, a cosy conservatory, three well-proportioned bedrooms, and a stylish shower room. Additional highlights include a useful utility room, a welcoming hallway, and a large attached garage with a driveway capable of accommodating three cars. This freehold property sitting in Tax Band B offers a fabulous family-friendly accommodation with no onward chain, making it an enticing prospect for the discerning buyer. Enjoy the convenience of countryside and riverside walks right from your doorstep, with primary and secondary schools, as well as a variety of village amenities, within easy walking distance, enhancing the appeal of this fantastic residence.

Externally, this charming home boasts a magnificent private corner plot that promises a lifestyle of outdoor

bliss and entertaining opportunities. A block-paved driveway welcomes you, providing ample off-road parking, while the large attached garage, currently serving as a bar and games room, presents versatile possibilities. Step into the beautifully landscaped rear garden, featuring mature planted borders, a pond, privacy hedging, and a central lawn. A delightful decked seating area overlooks the open fields, offering a serene spot for relaxation, with an additional side garden and enclosed lower stone-paved patio for more outdoor enjoyment. Embrace the charm of this lovely home, early viewing is highly recommended.

- Impressive 3 Bedroom Semi-Detached Home
- Large Attached Versatile Garage - 3 Car Driveway
- Stunning Established Corner Plot
- Envidable Chatburn Village Location
- Beautiful Landscaped Gardens - Adjoining Open Fields
- Superb Modern B/fast Kitchen & Shower Room
- Excellent Lounge With Wood Burner; Conservatory
- Freehold; Tax Band B, No Onward Chain
- Useful Utility, 2-pce Cloaks and Welcoming Hallway



### **Entrance Hallway**

uPVC double glazed front door, panel radiator, uPVC double glazed window, spindle staircase to first floor, engineered oak wood flooring.

### **Lounge**

Generous living room with engineered oak wood flooring, uPVC double glazed window with lovely front aspects across the crescent and overlooking neighbouring open fields, TV point, inset fireplace and hearth housing cast iron wood burning stove, panelled radiator, sliding patio doors to conservatory.

### **Conservatory**

Light filled room with tiled flooring, uPVC double glazed windows, sliding patio doors to gardens, panel radiator, wall light points, stunning aspect over private rear garden and adjoining open field.

### **Breakfast Kitchen**

Impressive shaker style modern installed kitchen with an array of fitted wall, base and drawer units, deluxe granite worktops and upstands with tiled splashback, breakfast bar, good sized built in pantry, panel radiator, integrated dishwasher, built in wine cooler, engineered oak flooring, under unit lighting, recessed spotlighting, 1½ bowl sink drainer unit with mixer tap, uPVC double glazed window with superb private views across garden.

### **Utility Room**

Spacious useful room with plumbing for washing machine, space for tumble dryer, pedestal wash basin, flagged flooring, internal door to garage, tiled splash back, frosted uPVC double glazed window, panel radiator.

### **Cloakroom**

Separate cloakroom with low level w.c., fully tiled walls, uPVC double glazed window, wall light point.

### **Garage**

Large attached single garage with up and over roller shutter door, power and lighting, offering versatile space, currently being used as a bar and games room, which leads through to a further store room with power and lighting, offering an additional workshop space with external door leading to rear garden.

### **Landing**

Spindle balustrade, part panelled walls, uPVC double glazed frosted window, built in cupboard also housing combination gas central heating boiler.

### **Bedroom One**

Double room with carpet flooring, good range of fitted wardrobes and bedside cabinets, panel radiator, uPVC double glazed window with beautiful elevated views over garden and neighbouring open fields.

### **Bedroom Two**

Double room with carpet flooring, panel radiator, built in cupboard, uPVC double glazed window with stunning open aspects across open fields and towards Grindleton Fell.

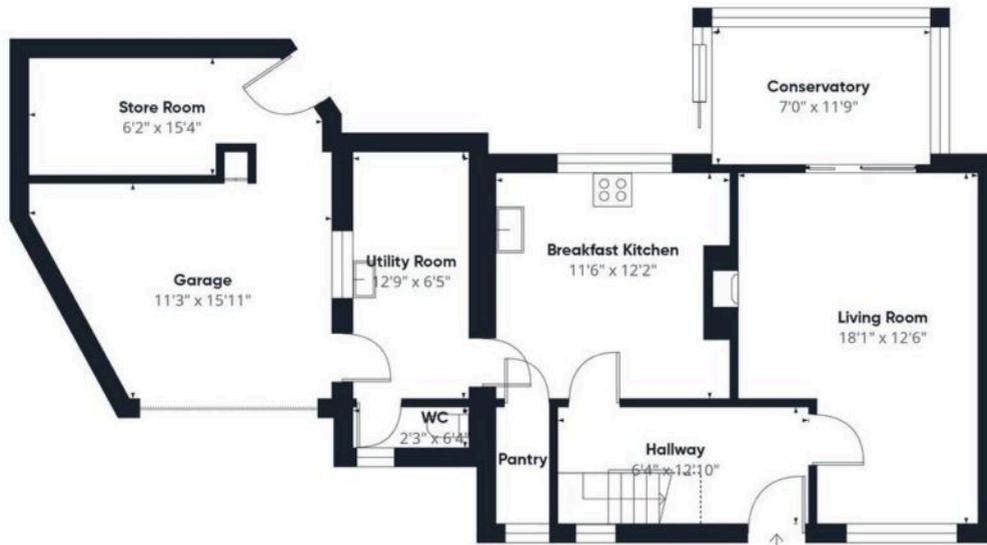
### **Bedroom Three**

Carpet flooring, uPVC double glazed window with elevated front aspects across the crescent and towards open fields beyond, built in storage cupboard, panel radiator.

### **Shower Room**

Modern 3-pce white suite comprising shower enclosure with direct feed shower and additional shower attachment, with feature recessed niche and glazed sliding doors, vanity wash basin with mixer tap, cupboard under and surface surround with concealed low level w.c., part tiled walls, wood style flooring, vertical panelled radiator, recessed spotlighting, uPVC frosted double glazed window.





Floor 0



Floor 1

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

1304 ft<sup>2</sup>

Reduced headroom

13 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

— Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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