



12 Darkwood Crescent, Chatburn

£420,000 Freehold

Outstanding 4 Bed Semi-Detached House in Chatburn Village. Extended & renovated interior with open living space & 'Dik Geurts' log burner. Elevated plot with stunning gardens & outdoor kitchen/bar. Deluxe master en-suite & family bathroom. A gem with freehold status & 2-car driveway.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Welcoming you to this exceptional 4 Bedroom Semi-Detached House, the outstanding family home boasts a fantastic extended and renovated interior. Nestled in the enviable Chatburn Village location with breathtaking views, this property boasts an extensive open living dining room adorned with bi-folds, creating a seamless indoor-outdoor living experience. The focal point of the room is a feature high-end 'Dik Geurts' log burning stove, adding warmth and contemporary charm. The modern kitchen comes fully equipped with appliances and a convenient 2-piece cloaks, as well as an additional front lounge and welcoming hallway. Rest easy in the 4 excellent bedrooms, including a deluxe master en-suite with bespoke features, and a beautifully appointed family bathroom. Additionally, this stunning abode sits on a larger-than-average elevated plot adjoining open fields. With a 2-car driveway, freehold status, and belonging to tax band B, this property is truly a gem waiting to be discovered.

The outside space of this property is a haven of tranquillity, neatly nestled on a fantastic extended corner plot at the far end of the crescent. This expansive outdoor area is significantly larger than average and offers private aspects and views that adjoin rear open fields. The gardens feature lawns with deep established borders, a greenhouse, log stores and storage with a summerhouse. The current owners have added a stunning lower stone-flagged patio area with bespoke beam balustrade wall, leading to an upper stone-flagged patio space. Here, a fabulous outdoor built kitchen

- and bar area with a pergola is the perfect spot for entertaining guests or relaxing in the open air. At the front of the house, a driveway provides parking space for 2 cars. The gardens still hold potential for further landscaping, offering endless possibilities to personalise and create your own oasis in this picturesque setting. This property is a rare find, bridging the gap between contemporary comfort and natural beauty seamlessly.
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- Outstanding Semi-Detached Family Home
- Fantastic Extended Renovated Interior
- Enviably Chatburn Village Location With Views
- Extensive Open Living Dining Room With Bi-Folds
- Feature High End 'Dik Geurts' Log Burning Stove
- Modern Kitchen With Appliances & 2-pce Cloaks
- 4 Excellent Bedrooms - Deluxe Master En-suite
- Lounge, Welcoming Hallway; Beautiful Family Bathroom
- Stunning Larger Than Average Extended Corner Plot
- Lawned Gardens, Patios, Outdoor Bar - Adjoining Open Fields
- 2 Car Driveway; Freehold, Tax Band B



Entrance Hallway

External uPVC double glazed front door and side glazed surround, victorian style panelled radiator, cupboards housing meter boxes, uPVC double glazed side window, herringbone wood style flooring, stairs to first floor with attractive oak wood handrail and glazing with modern fitted storage units under.

Lounge

Feature modern media wall with TV point and recessed shelving, herringbone style wood flooring, uPVC double glazed window with attractive aspects across the crescent and neighbouring countryside beyond.

Kitchen

Superb modern fitted kitchen with an array of grey fitted wall, base and drawer units with contrasting worktops and upstands, stainless steel dual fuel range cooker with electric ovens, grill and gas hob, integrated Zanussi dishwasher and Bosch washing machine, sink drainer unit with mixer tap, uPVC double glazed windows with slate sills and private outlooks onto gardens, breakfast bar, recessed spotlighting, modern grey panelled radiator, wood style flooring, open to extended open plan living and dining room:

Open Extended Living Dining Room

A fabulous extension providing an amazing additional family living space, creating an outstanding light and airy sociable room open through to the kitchen with extensive aluminium bi-folding doors leading out to the patio area, uPVC double glazed window with slate sill, bespoke high end 'Dik Geurts' log burner with log store surround and slate hearth, imported from Amsterdam with DEFRA approved HETAS certificate, wood style flooring, recessed spotlighting, TV point, modern grey vertical panelled radiator.

Cloakroom

Modern 2-pce suite with low level w.c., hand wash basin with mixer tap, part tiled walls, wood style flooring.

Landing

Contemporary oak wood glass balustrade, loft access with drop down ladder to partly boarded area.

Master Bedroom One

Superb double room with carpet flooring, fitted wardrobes, panel radiator, uPVC double glazed window, beautiful elevated views.

En-suite Shower Room

Luxurious spacious 3-pce suite with contemporary walk-in shower enclosure with Hansgrohe thermostatic mixer showers with fixed overhead rainfall shower and additional handheld, inset wall niche, glazed screen, Villeroy & Boch wall hung low w.c., bespoke Brazilian slate sink unit and shelf with Duravit basin with Samuel Heath taps, large uPVC double glazed window with slate window sill, tiled flooring and part tiled walls, ladder style radiator, recessed spotlighting.

Bedroom Two

Excellent double room, carpet flooring, panel radiator, uPVC double glazed window with stunning views across cul-de-sac across grindleton Fell & Pen-y-ghent in the distance.

Bedroom Three

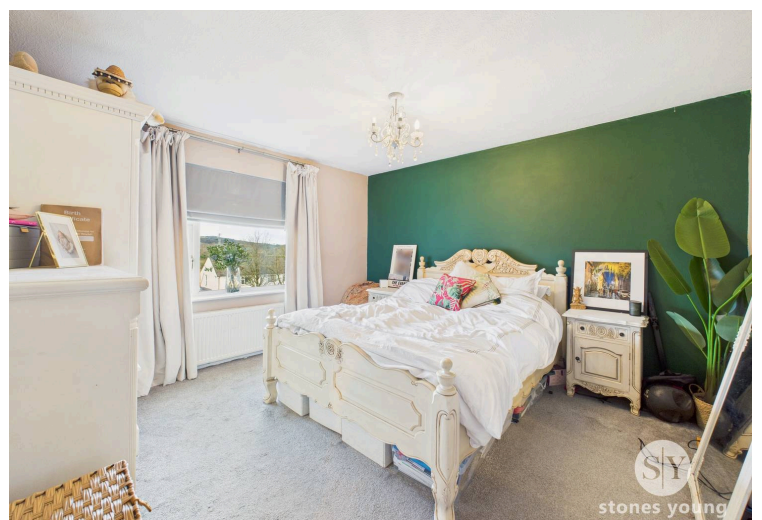
Double room with wood style flooring, panel radiator, uPVC double glazed window, private rear outlooks, built in cupboards.

Bedroom Four

Single room with panel radiator, uPVC double glazed window, LED recessed spotlighting, lovely elevated countryside views, cupboard housing combination Ideal gas central heating boiler.

Bathroom

Beautiful modern fitted family 3-pce bathroom comprising low level w.c., bespoke freestanding Takamoon vanity sink unit with mixer tap, Villeroy and Boch heated towel radiator, bath with tiled surround and part tiled walls, mixer tap with thermostatic rainfall shower over and additional hand held shower, glazed screen and feature exposed brick framed wall with LED lighting, tiled flooring, uPVC double glazed window with private outlooks over garden and field beyond.





Approximate total area⁽¹⁾
1419 ft²

(1) Excluding balconies and terraces

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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