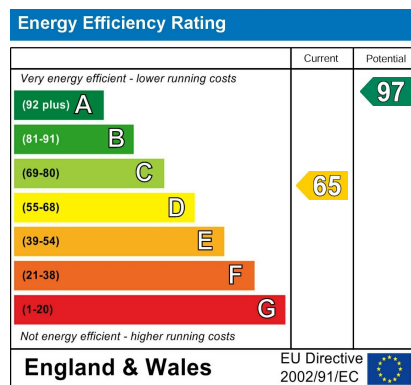


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



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.



Chaigley Court, Chaigley, BB7 3ND

£289,950

WONDERFUL FAMILY HOME IN A RURAL SETTING

Located in the beautiful area of Chaigley in the sought after Ribble Valley stands this exclusive hamlet of mews properties. Set over three floors, and offering flexible living solutions for a growing family, this tastefully decorated home would be ideal for someone looking for a stunning rural aspect yet close enough to the historic town of Clitheroe and neighbouring village of Whalley for all amenities and schools!

The property briefly comprises: A bright welcoming hallway, providing access the stairs to the first floor and a door to a bright open plan kitchen/dining/living space, with feature gas stove, under stairs storage and a useful utility space. From the lounge area is access through a glazed vestibule out onto a roof top garden located on top of the single garage, boasting stunning, panoramic views across the valley towards Pendle Hill. The first floor landing provides access to the sitting room, with lovely picture window to drink in the views, a double bedroom and the three piece house bathroom. To the second floor is the master bedroom with en suite, the second bedroom also with en suite and the fourth bedroom which is perfect as a study!

Externally the property has a quaint front courtyard garden and roof terrace to the rear with access to the single garage!

For further information, or to arrange a viewing, please contact our Clitheroe team at your earliest convenience.

Chaigley Court, Chaigley, BB7 3ND

£289,950

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- Stunning Mews Property
- Fitted Kitchen
- Front & Rear Gardens
- Four Bedrooms
- Three Piece Bathroom
- Beautifully Presented
- Open Plan Living Space
- Two En Suite Facilities
- Viewing Essential

Ground Floor

Entrance Hallway

9'4 x 5'4 (2.84m x 1.63m)

UPVC double glazed front entrance door, tiled flooring, stairs to first floor and a door to kitchen.

Kitchen

13'9 x 13'4 (4.19m x 4.06m)

Open plan with dining area and living space, Shaker style cream kitchen with laminate effect work tops, integrated fridge freezer, integrated oven, integrated hob and extractor hood, integrated dishwasher, composite sink, drainer and mixer tap, tiled splashbacks, under unit lighting, tiled flooring, spotlights and UPVC double glazed window.

Dining Area

10'11 x 10'1 (3.33m x 3.07m)

Open plan with living space and kitchen, storage heater with feature cover, spotlights and doors to under stairs storage and the utility room.

Living Area

16'8 x 14'2 (5.08m x 4.32m)

Open plan with kitchen and dining area, gas wood burning effect stove with stone hearth, storage heater with feature cover, telephone point, spotlights and a single glazed door to back porch.

Back Porch

Alarm panel and a UPVC double glazed door to the rear.

Utility Room

Plumbing for washing machine, tiled flooring and tiled elevations.

First Floor

Landing

Alarm panel, storage heater with feature cover, dado railing and doors to bedroom one, bathroom and the sitting room.

Sitting Room

16'7 x 13' (5.05m x 3.96m)

UPVC double glazed window, coving to ceiling, storage heater with feature cover, dado railing, electric fire with marble hearth, surround and wooden mantle, television point and wall lights.

Bathroom

9'4 x 8'11 (2.84m x 2.72m)

Three piece suite comprising: lower base WC, pedestal wash basin and freestanding roll top bath with claw feet and mounted mixer tap with hand held shower head, fitted storage housing water tank, tiled flooring, mosaic splashbacks and an extractor fan.

Bedroom Three

16'7 x 12'3 (5.05m x 3.73m)

L' shaped, UPVC double glazed window, storage heater with feature cover, telephone point and spotlights.

Second Floor

Landing

Smoke alarm, loft access which is boarded with drop down ladder and lighting, dado railing and doors to the master bedroom, bedroom two and bedroom four/ study.

Bedroom One

16'7 x 12'2 (5.05m x 3.71m)

UPVC double glazed window, feature beams, spotlights, dado railing and a door to the en suite.

En Suite

9'1 x 3'11 (2.77m x 1.19m)

Three piece suite comprising: pedestal wash basin, lower base WC and electric feed shower enclosure, partially tiled elevations, tiled flooring and an extractor fan.

Bedroom Two

14' x 9'11 (4.27m x 3.02m)

UPVC double glazed Velux window, storage heater with feature cover, spotlights, feature exposed beams and a door to the en suite.

En Suite

9'1 x 3'11 (2.77m x 1.19m)

Three piece suite comprising: lower base WC, pedestal wash basin and electric feed shower enclosure, partially tiled elevations, tiled flooring and an extractor fan.

Bedroom Four/Study

9'8 x 7'2 (2.95m x 2.18m)

UPVC double glazed Velux window, feature exposed beams and spotlights.

External

Front

Courtyard garden with flagged stone pathway to entrance and mature bedding areas.

Rear

Flagged stone patio with steps leading to the roof top garden on the garage, stone built raised boarder with bedding area and fenced balustrade.

Garage

Up and over door, light and power.



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