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Woodlands Park, Whalley, Ribble Valley BB7  
Offers Over £370,000



Presented to the market is this beautifully refurbished three-bedroom detached home, ideally positioned on the highly regarded Woodlands Park in the heart of Whalley, Ribble Valley. Having undergone an extensive and thoughtful programme of renovation by the current owners, the property has been internally reconfigured to create a more spacious, flowing layout with a particular emphasis on open-plan living to the rear. The result is a stylish, high-quality home combining contemporary finishes with characterful touches, all within easy walking distance of Whalley's vibrant village centre.

The accommodation is light, generous and immaculately presented throughout, comprising three double bedrooms, two bathrooms, and a range of versatile living spaces well suited to modern family life. Significant improvements include newly installed kitchen and bathrooms, replacement Upvc double glazed windows and doors, new fascias and soffitsl re-rendering, and tasteful interior decoration featuring Farrow & Ball wallpaper, USB socket plugs, Oak flooring and a striking log-burning stove - creating a home that is very much move-in ready.

Upon arrival, an external uPVC Rock door opens into a welcoming entrance porch, which in turn leads through to the main lounge. This elegant front reception room features engineered oak flooring, a Morso log-burning stove and a bay window allowing natural light to flood the space. An oak and glass balustrade staircase rises to the first floor, while the lounge flows seamlessly into the dining area and provides access to the snug.

The snug, formerly the integral garage, has been cleverly converted into a bright and versatile room with a wide front-facing window. This flexible space would make an ideal home office, playroom or quiet retreat, depending on individual needs.

To the rear of the property lies the impressive kitchen-diner. The dining area continues the oak flooring and features ceiling coving along with French doors opening directly onto the rear patio, ideal for entertaining and indoor-outdoor living. The contemporary kitchen is fitted with sleek base and eye-level units, complemented by quartz worktops and a breakfast bar. High-quality appliances include a Quooker boiling-water tap, Neff double oven, Neff induction hob with extractor, integrated dishwasher and integrated fridge-freezer. An external door provides convenient side access.

A well-appointed pantry offers additional matching storage with quartz worktops and leads openly into the utility/boot room, which provides ample storage, plumbing for a washing machine, a wall-mounted Baxi combination boiler, and a useful two-piece WC off.

To the first floor, the landing provides access to all rooms. Bedrooms two and three are positioned to the front of the property and are both spacious doubles, ideal for family members or guests. The family bathroom is finished to an exceptional standard and comprises a four-piece suite including a freestanding bath, corner shower with Mira electric shower, vanity wash basin, dual-flush WC and a modern LED smart mirror.

Bedroom one is a generously proportioned double bedroom with extensive fitted wardrobe storage and the added benefit of a stylish three-piece en-suite shower room. The en-suite features a mains-fed shower cubicle, wash basin and dual-flush WC, finished to the same high standard as the main bathroom.

Externally, the property continues to impress. To the front is an Indian stone driveway providing parking for two vehicles, with paved pathways leading around to the rear garden. The rear garden has been designed for low maintenance and enjoyment, featuring a paved patio area with ample space for outdoor seating, a substantial raised decking area, and attractive open views towards Whalley Nab. Additional features include timber storage sheds and dedicated log stores, ideal for practical storage.

## Services

All mains services are connected.

## Tenure

We understand the tenure to be Freehold.

## Energy Performance Rating

D (64).

## Council Tax

Band E.

## Viewings

Strictly by appointment only.

## Office Hours

53 King Street, Whalley, BB7 9SP  
Monday to Friday 9.00am to 5.00pm  
Saturday 9.30am to 1.30pm

## Money Laundering Regulations

Money Laundering Regulations under The Monday Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

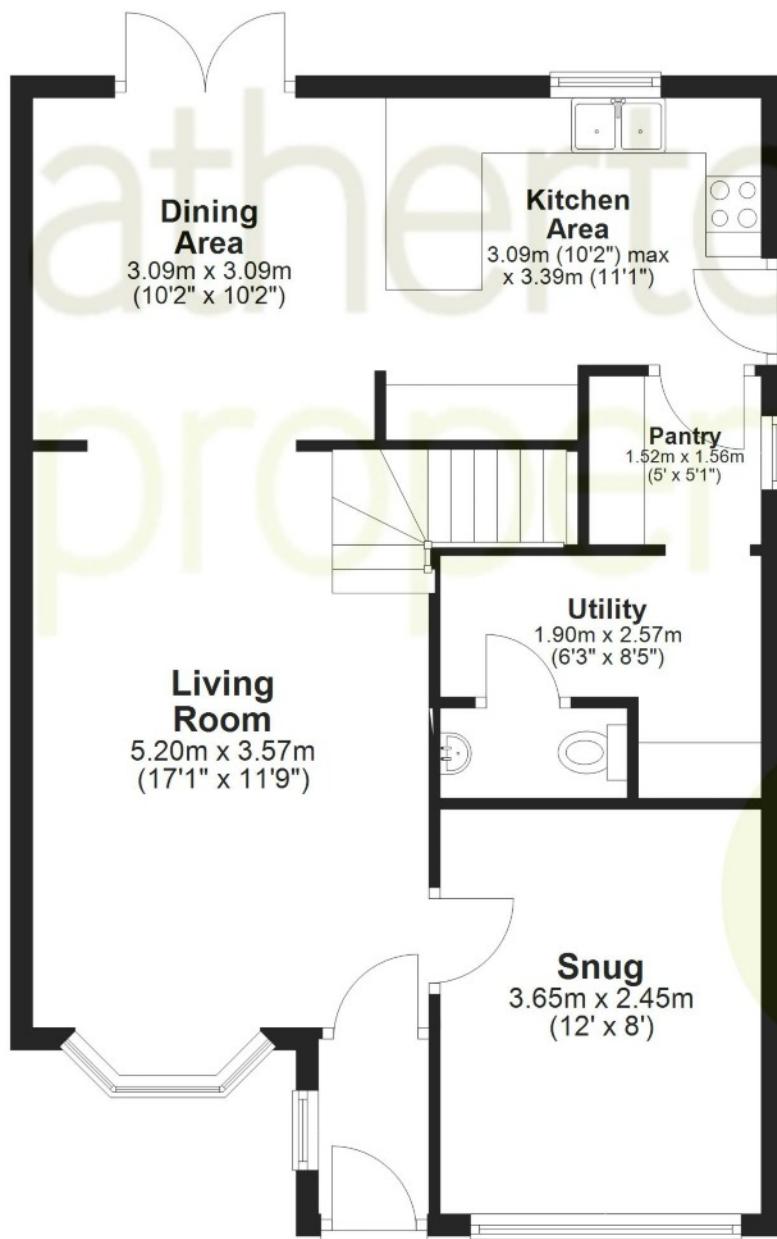
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





## Ground Floor

Approx. 60.3 sq. metres (649.2 sq. feet)



## First Floor

Approx. 53.0 sq. metres (570.8 sq. feet)



Total area: approx. 113.3 sq. metres (1220.0 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.  
Plan produced using PlanUp.

