



This impressive four-bedroom detached home occupies an attractive position on this highly regarded and popular residential development, offering generous accommodation, excellent outdoor space and a particularly versatile layout ideally suited to modern family life. Finished with an attractive stone exterior and complemented by a detached garage, driveway parking and an EV charging point, the property combines traditional kerb appeal with well-planned contemporary living.

The welcoming entrance hall features attractive oak-effect flooring, a useful storage and shoe cupboard and access to the principal reception rooms. The spacious lounge is positioned to the front of the property, enjoying a private outlook and providing a comfortable space in which to relax.

A second reception room offers excellent versatility and could be used as a home office, children's playroom or snug, depending on individual requirements. The arrangement provides a useful degree of separation from the main living accommodation while retaining an excellent sense of flow throughout the ground floor.

The impressive kitchen and dining room extends across the full width of the property and provides a superb space for both everyday family life and entertaining. The sleek fitted kitchen incorporates a range of integrated appliances including fridge/freezer, dishwasher, double oven and induction hob, alongside ample worktop and storage space. There is generous room for a substantial dining table, while the adjoining snug area provides further flexible living space. French doors provide a direct connection to the garden, allowing the accommodation to work particularly well during the warmer months.

A useful utility room provides plumbing and space for a washing machine, together with housing for the combi boiler. A convenient ground floor WC completes the accommodation.

Ascending to the first floor, the L-shaped landing provides access to all four bedrooms, the family bathroom and a useful storage cupboard.

The principal bedroom is a generous double room with its own dressing room and a well-appointed three-piece en-suite shower room. Bedroom four also benefits from its own dressing room, complete with fitted wardrobes, offering excellent additional storage. Bedrooms two and three are both well-proportioned double bedrooms, providing comfortable accommodation for family members or guests.

The impressive four-piece family bathroom is finished with tiled elevations and comprises a panelled bath, separate shower cubicle, wash basin and dual-flush WC.

Externally, the property continues to impress. The rear garden is L-shaped and predominantly laid to lawn, with a chipped bark area, walled borders and a detached garage. French doors from the kitchen/diner provide a natural connection to the outside space, creating an excellent setting for outdoor dining and family activities.

To the side, a private driveway provides parking for two vehicles and benefits from an upgraded EV charging point. There is also a patio area, useful garden space and a timber shed, offering a practical combination of parking, storage and outdoor living.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold. £200 per annum estate charge paid to RMG.

Energy Performance Rating

B (84).

Council Tax

Band F.

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 12.30pm

01254 828810

Athertons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property, either here or elsewhere, either on their own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statements that are made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of facts.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and neither Athertons nor their clients have tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





Ground Floor

Main area: approx. 60.5 sq. metres (650.9 sq. feet)
Plus garages, approx. 18.3 sq. metres (197.0 sq. feet)



First Floor

Approx. 62.0 sq. metres (667.2 sq. feet)



Main area: Approx. 122.5 sq. metres (1318.1 sq. feet)

Plus garages, approx. 18.3 sq. metres (197.0 sq. feet)

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





