



athertons
property & land



Occupying a particularly desirable position on the sought-after Mitton Grange development, this beautifully presented four-bedroom detached home was built in 2025 by Prospect Homes and is the popular 'Whalley' house type. Thoughtfully upgraded by the current owners, the property combines a stylish contemporary finish with a highly practical layout, complemented by landscaped gardens, generous parking and a cleverly created home office.

Presented in immaculate condition throughout, the accommodation has been enhanced well beyond the original specification, with upgrades including Quartz worktops, Amtico flooring, a garage conversion into a home office, landscaped gardens and a range of carefully considered additions, creating a superb turn-key family home. The property also benefits from solar panels, contributing towards the household electricity bills. Further enhancing its energy efficiency, the home boasts an impressive EPC rating of A, offering excellent energy performance and reduced running costs.

The impressive 24ft open-plan kitchen and dining room is a standout space, featuring contemporary cabinetry, extensive Quartz work surfaces and a comprehensive range of integrated appliances including an induction hob and extractor, dishwasher, fridge freezer and fitted bin storage. French doors open directly onto the landscaped rear garden whilst there is ample space for dining furniture and entertaining, creating an excellent space for entertaining and allowing plenty of natural light into the room.

A separate lounge provides a comfortable and welcoming reception space, while the generous entrance hall benefits from useful under-stair storage. The ground floor is completed by a well-equipped utility room with fitted base units, sink, external door and plumbing for a washing machine and tumble dryer, together with a downstairs WC and a useful area for coats, shoes and muddy boots.

The garage has been cleverly part-converted to create a stylish and versatile home office, complete with French doors to the garden and attractive acoustic wall panelling. Importantly, a useful section of the original garage has been retained, providing valuable storage space with power and an up-and-over door.

To the first floor are four well-proportioned bedrooms, including an excellent principal bedroom with fitted wardrobes and a contemporary en-suite shower room. The remaining bedrooms are served by a beautifully appointed family bathroom, finished with quality Roca sanitary ware and Porcelanosa tiling.

Externally, the property continues to impress. The front garden is predominantly paved with a small lawned area, while the driveway provides parking for two vehicles and benefits from an EV charging point. To the rear, the garden has been thoughtfully landscaped with a stone-paved patio, gravelled pathways, lawned areas and attractive planted borders, creating a private, low-maintenance space that is ideal for both relaxing and entertaining.

The property is ideally positioned within walking distance of the centre of Whalley, one of the Ribble Valley's most sought-after villages. Whalley offers an excellent selection of independent shops, cafés, restaurants and everyday amenities, alongside highly regarded schools and superb transport links, including the railway station with connections towards Clitheroe and Manchester.

Services

All mains services are connected. Solar panels contributing to electricity bills.

Tenure

We understand from the owners to be Freehold. Estate charge of £255.15 per annum.

Energy Performance Rating

A (93).

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 12.30pm

01254 828810

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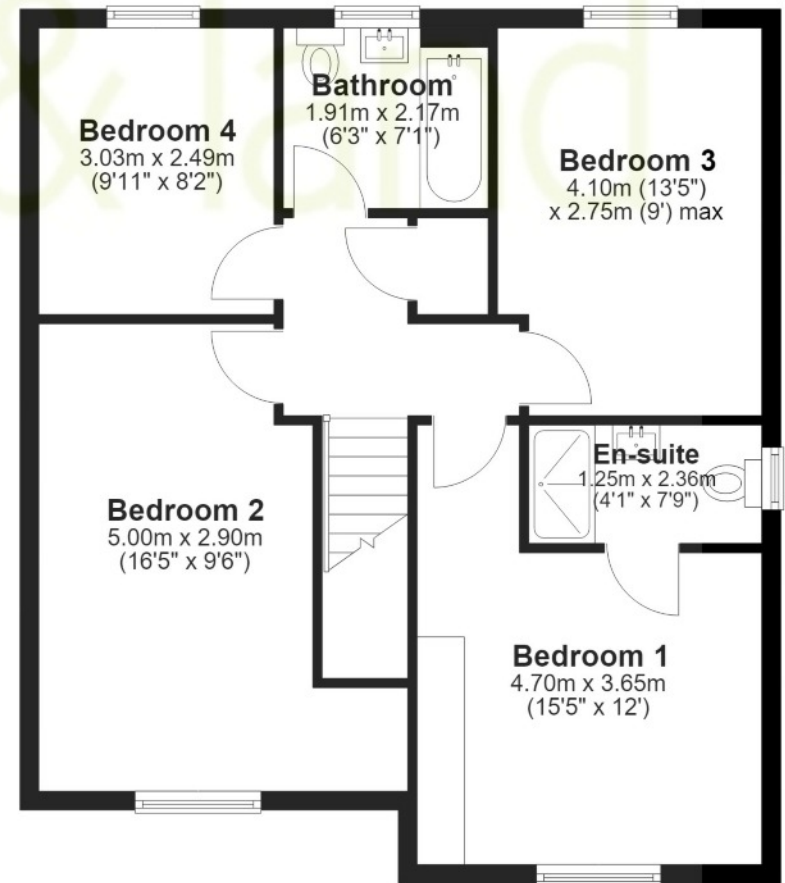
Ground Floor

Main area: approx. 72.4 sq. metres (778.9 sq. feet)
Plus garages, approx. 13.0 sq. metres (140.4 sq. feet)



First Floor

Approx. 64.4 sq. metres (692.9 sq. feet)



Main area: Approx. 136.7 sq. metres (1471.8 sq. feet)

Plus garages, approx. 13.0 sq. metres (140.4 sq. feet)

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





