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This outstanding executive detached residence offers extensive and versatile three storey living accommodation, finished with style and quality throughout. Designed to meet the demands of modern family life, the property combines generous proportions with elegant presentation.

The home is entered via a spacious and welcoming entrance hall with staircase to the upper floors and useful under stairs storage. The formal lounge features a living flame gas fire and decorative surround, with a front facing window and double doors opening into the dining room. The dining room benefits from a door to the kitchen along with sliding patio doors providing direct access to the rear garden, creating an ideal space for both family living and entertaining.

The contemporary fitted kitchen is equipped with a range of wall and base level units and includes a gas hob with extractor, electric double oven, integrated fridge freezer and dishwasher. Tiled flooring and a rear facing window complete the space. A separate utility room provides additional storage, plumbing for appliances, a stainless steel sink drainer, wall-mounted gas central heating boiler, and tiled flooring with a door leading to the rear garden.

Further reception space is provided by a versatile family/playroom with sliding patio doors to the garden, along with a study overlooking the front elevation. A ground floor cloakroom is fitted with a modern two piece white suite.

The property offers six well proportioned bedrooms, including an impressive principal master bedroom suite featuring a dedicated dressing room and a luxurious en-suite bathroom incorporating a round bath, separate shower enclosure, WC, and his and hers wash basins with storage.

A second bedroom on the second floor also benefits from its own en-suite shower room fitted with a three piece white suite. The remaining bedrooms are served by a stylish house bathroom, which includes a raised freestanding bath, separate shower enclosure, wash hand basin, and WC.

Externally, the property enjoys attractive gardens to the front and rear, with the rear garden having been thoughtfully landscaped to create an exceptional family environment.

To the front of the property is a double garage and a driveway providing ample off-road parking for multiple vehicles, completing this impressive family home.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold. £940 per annum estate charge.

Council Tax

Band G.

Energy Rating (EPC)

TBC

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

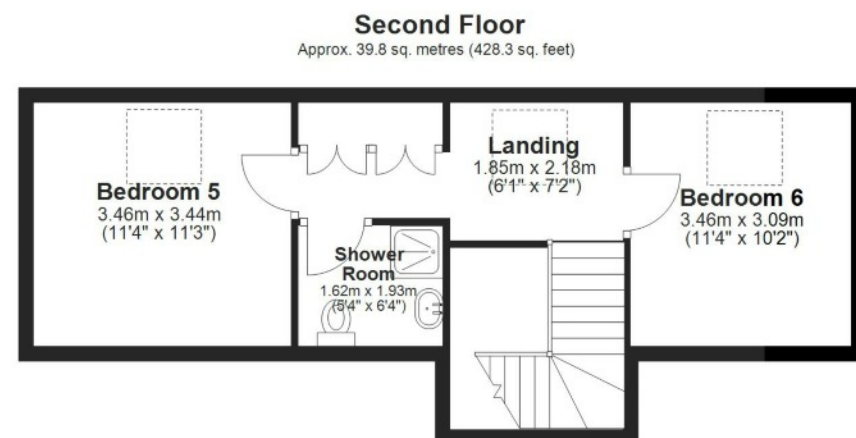
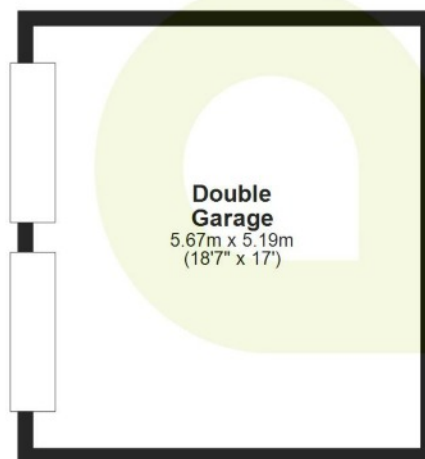
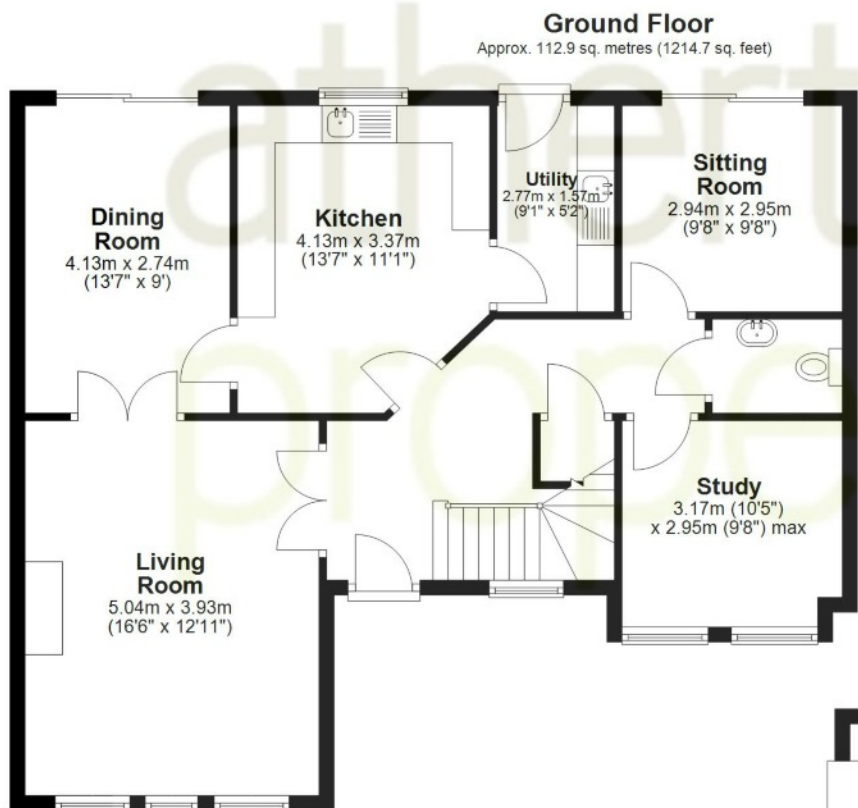
We are now required to undertake due diligence checks on intending bidders / prospective purchasers prior to any bid being accepted. Any intending bidders / prospective purchasers should therefore provide us with photographic identification (current passport or driving licence) and proof of address (utility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



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Total area: approx. 235.2 sq. metres (2531.9 sq. feet)

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



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Shoreland
Property Ltd



meet the team



John Atherton MRICS
Managing Director



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Senior Sales Negotiator



Julie Jackson
Senior Sales Negotiator



Russell Anderton
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