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Hawthorn Close, Calderstones Park, Whalley, Ribble Valley BB7  
£725,000



A superb five bedroom detached executive home occupying a generous corner plot position within a highly sought-after residential estate. Beautifully maintained throughout and presented with tasteful neutral décor, this impressive family home offers spacious and versatile accommodation together with a good sized garden, detached double garage and ample off-road parking. With strong interest anticipated and the added benefit of no onward chain, this is an ideal opportunity for families seeking a substantial and ready-to-move-into home.

The property is approached via an uncommonly large driveway providing parking for several vehicles and leading to a detached double garage with two up-and-over doors, power and lighting. The front gardens are neatly lawned with well-kept borders, while a stone paved pathway leads around the property to a sheltered open porch.

Upon entering, a welcoming entrance hall immediately sets the tone for the home, featuring a grand staircase, engineered oak flooring and useful under-stairs storage. The living room room is an elegant space, finished with engineered oak flooring and centred around a charming tiled and red brick fireplace with timber mantle and log burning stove, complemented by downlighting and French doors opening directly onto the rear garden.

A separate home office provides an excellent work-from-home space with engineered oak flooring and fitted desk furniture, while an additional snug offers a versatile reception room ideal as a children's playroom, second sitting room or informal lounge, finished with recently laid carpets. A convenient 2pc ground floor WC is located just off the hallway.

To the rear of the property lies a particularly impressive open-plan kitchen and dining area, arranged in a generous L-shaped layout. The kitchen area features tiled flooring and a range of sleek white base and eye-level units with laminate worktops, a stainless steel dual bowl sink, integrated appliances including a Neff double oven, KitchenAid five ring gas hob and dishwasher. The dining area provides ample space for a large dining table and additional furniture, with French doors opening out to the rear garden, making it ideal for family life and entertaining. A practical utility room sits just off the kitchen with matching base units, sink, Ideal gas boiler, plumbing for a washing machine and dryer, and an external door leading outside.

To the first floor, a striking open galleried landing creates an impressive sense of space and light, enhanced by a feature arched window. An airing cupboard houses the hot water cylinder. The family bathroom is fitted with a four-piece suite including a panelled bath, separate shower cubicle, pedestal wash basin and dual flush WC, complemented by half tiled walls and laminate flooring. The principal bedroom suite is a commanding and generously proportioned space with fitted wardrobes, a dressing area and a well-appointed four-piece en-suite bathroom finished to the same specification of the house bathroom.

A second double bedroom also benefits from fitted wardrobes and its own three-piece en-suite shower room, comprising a mains mixer shower cubicle, pedestal wash basin and dual flush WC with half tiled walls. Two further double bedrooms and a generous single bedroom complete the sleeping accommodation, all enjoying fitted wardrobe solutions.

Externally, the property enjoys a private rear garden predominantly laid to lawn with a stone paved patio area, ideal for outdoor seating and entertaining. The garden is bordered by mature laurel and tree-lined planting with additional gravel areas and a timber children's play house or useful storage structure to the side.

Situated within the highly regarded Calderstones Park development on the edge of Whalley, this attractive setting offers the perfect balance of countryside surroundings and village convenience. The estate is widely regarded as a safe and welcoming family community, known for its well-kept homes, quiet streets and strong sense of neighbourhood. Surrounded by beautiful Ribble Valley countryside, residents enjoy easy access to scenic walking routes and open green spaces, ideal for families, dog walkers and those who enjoy the outdoors. At the same time, the charming village centre of Whalley is just a short distance away, offering a wide range of independent shops, cafés, restaurants, traditional pubs and everyday amenities.

## Services

All mains services are connected.

## Tenure

We understand from the owners to be Freehold. There is an annual estate charge of £156.52.

## Energy Performance Rating

C (77).

## Council Tax

Band G.

## 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

**01254 828810**

## 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) .





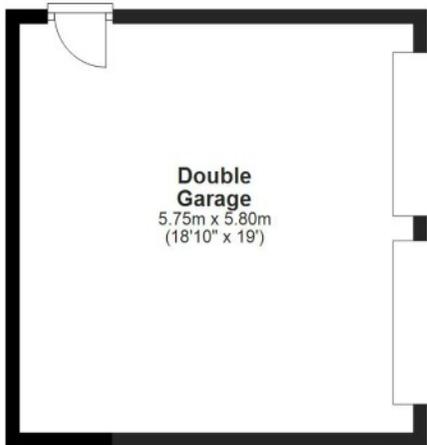
### Ground Floor

Main area: approx. 102.5 sq. metres (1103.6 sq. feet)  
Plus garages: approx. 23.4 sq. metres (252.0 sq. feet)



### First Floor

Approx. 103.9 sq. metres (1117.9 sq. feet)



Main area: Approx. 206.4 sq. metres (2221.4 sq. feet)

Plus garages: approx. 33.4 sq. metres (359.0 sq. feet)

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





