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2 Oakdale Drive, Calderstones Park, Whalley, Ribble Valley BB7 9FW
£475,000



Located on the highly regarded Calderstones Park development in the heart of Whalley, Oakdale Drive is an exceptional four-bedroom detached family home occupying a private position with open aspects to the front and a detached garage with parking to the rear. Built in 2011 and constructed in attractive stone, the property offers a superb level of specification throughout, combining modern design with practical family living. With countryside walks close by and the vibrant amenities of Whalley village within easy reach, the location provides the perfect balance between peaceful surroundings and everyday convenience.

Beautifully maintained and thoughtfully upgraded by the current owners, the accommodation is both stylish and well-balanced, featuring two reception rooms, two bathrooms, and a recently fitted kitchen and en-suite. Upon entering the home, a welcoming entrance hall finished with laminate flooring provides access to the principal ground floor accommodation. There is a useful under-stair storage cupboard, a conveniently positioned two-piece WC, and stairs rising to the first floor.

To the front of the property, the lounge is a warm and inviting living space featuring a stone fireplace with an inset gas fire creating a striking focal point. A bay window frames pleasant open aspects across the green to the front, allowing natural light to flood the room while enhancing the sense of privacy. A second reception room sits adjacent, currently utilised as a snug, offering a versatile space ideal as a dining room/ playroom, children's den, or home office depending on individual requirements.

The kitchen/dining room forms the heart of the home and has been recently upgraded to an impressive standard. Finished with limestone tiled flooring, the kitchen features sleek base and eye-level units complemented by striking Dekton worktops and a central island incorporating a breakfast bar for informal dining. Integrated Siemens appliances include a double oven, induction hob with extractor, and fridge/freezer, while a dual bowl sink and generous pantry cupboard provide further practicality. This Space creates a sociable environment for family living and entertaining, with French doors opening directly onto the rear garden and allowing natural light to fill the room.

Adjoining the kitchen is a useful utility room fitted with matching units and Dekton worktops, along with a sink, plumbing for a washing machine and dryer, and an external door leading outside. A boiler cupboard houses the Icos gas boiler.

To the first floor, the landing provides access to four bedrooms and the family bathroom, along with loft access and an airing cupboard housing the hot water cylinder. The principal bedroom is a spacious double room benefiting from fitted wardrobes and pleasant aspects to the front. It is further enhanced by a beautifully refitted en-suite shower room featuring a walk-in rainfall shower, tiled flooring and walls, a wall-mounted wash basin, and a dual-flush WC, all finished in a sleek contemporary style.

Bedroom two and bedroom three are both comfortable double rooms with fitted wardrobes, while bedroom four is a well-proportioned single bedroom, also benefiting from fitted storage. The family bathroom is finished with tiled flooring and comprises a panelled bath with overhead shower, wash basin, and dual-flush WC.

Externally, the property enjoys a private plot with a low-maintenance paved rear garden with artificial turf garden area, walled borders, low walled flower beds and access to the garage providing an ideal outdoor space for relaxing or entertaining. To the rear of the property there is off-road driveway parking and a detached single garage, offering excellent storage or additional parking options.

Calderstones Park remains one of Whalley's most desirable modern developments, prized for its attractive surroundings, open green spaces, and close proximity to the village centre. Whalley itself offers an excellent range of independent shops, cafés, restaurants, and well-regarded schools, along with convenient rail connections. Oakdale Drive presents a superb opportunity to acquire a beautifully specified and move-in-ready family home in one of the Ribble Valley's most sought-after locations.

Services

All mains services are connected.

Tenure

We understand from the owners to be Leasehold. 232 years remaining on the lease. Service charge of £295 per annum.

Energy Performance Rating

TBC.

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 2.30pm

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 (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.

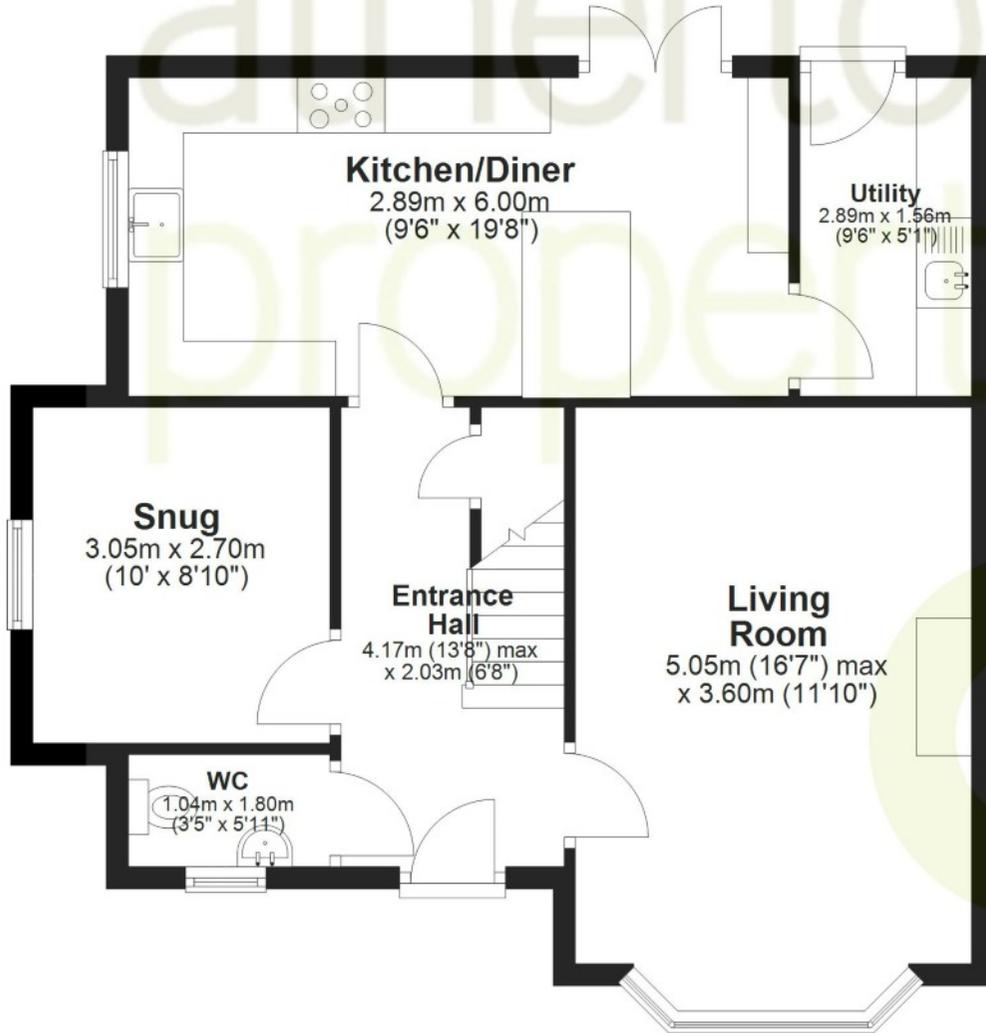
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





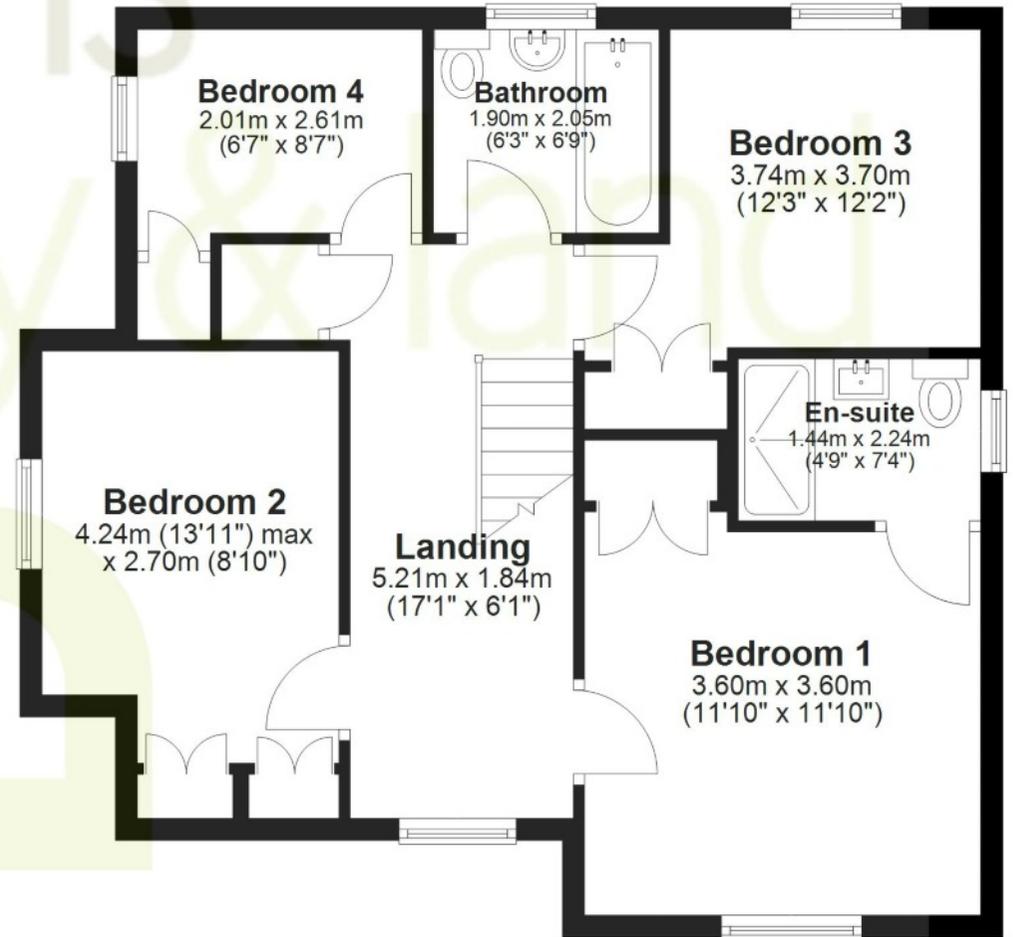
Ground Floor

Approx. 61.0 sq. metres (656.9 sq. feet)



First Floor

Approx. 60.3 sq. metres (649.4 sq. feet)



Total area: approx. 121.4 sq. metres (1306.3 sq. feet)

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





