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Nab Rise, Billington, Ribble Valley BB7  
£435,000



Built by McDermott Homes in 2016 and located on a desirable, intimate residential development within easy walking distance of the heart of Whalley, this stunning modern four-bedroom detached family home occupies a superb, larger-than-average corner plot with beautifully landscaped gardens, a garage conversion creating additional living accommodation, and attractive open aspects towards Whalley Nab. Enjoying a peaceful yet highly convenient setting, the property offers generous, well-balanced accommodation ideally suited to contemporary family living, combined with excellent outdoor space and ample private parking.

The overall presentation is immaculate, reflecting a carefully maintained and thoughtfully arranged home. A double-glazed front entrance door opens into a welcoming entrance hallway with a staircase rising to the first floor and access to the principal ground floor rooms.

The generous lounge is positioned at the front of the property and enjoys a pleasant outlook over the deep front garden. A large uPVC double-glazed window allows natural light to flood the room, creating a bright and comfortable living space ideal for both relaxation and entertaining.

A snug, formerly the garage and converted in accordance with building regulations, provides excellent versatility and is currently utilised as a sitting room. With front-facing aspects towards Whalley Nab, recessed spotlighting, and ample floor space, this room would equally lend itself to use as a playroom, home office, or additional snug, depending on individual requirements.

To the rear, the attractive open-plan dining kitchen forms the heart of the home. Fitted with a modern white high-gloss kitchen complemented by contrasting laminate work surfaces and matching upstands, the space is both stylish and practical. Integrated appliances include a fridge freezer, stainless steel electric oven, eye-level microwave, five-ring gas hob with extractor canopy and glass splashback, and a dishwasher. A breakfast bar provides informal seating, while the dining area enjoys French doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living. Under-unit LED lighting, recessed spotlights, and tiled-effect flooring complete this impressive family space.

Leading off the kitchen is a practical utility room with additional work surface, plumbing for a washing machine, space for a tumble dryer, and a wall-mounted Worcester gas central heating boiler. An external door provides further access to the rear garden. A conveniently positioned cloakroom comprises a modern two-piece suite, including a low-level WC and pedestal wash basin.

To the first floor, the landing provides access to four excellent double bedrooms and the family bathroom. The principal bedroom is a spacious double room with built-in wardrobes and elevated views towards Whalley Nab, creating a particularly attractive outlook. It benefits from a modern three-piece en-suite shower room, finished in a clean, neutral style.

Bedrooms two and three are both well-proportioned double rooms, each enjoying pleasant natural light, while bedroom four is also a comfortable double and features lovely front-facing aspects. The family bathroom comprises a contemporary three-piece suite, including a panelled bath, wall-hung wash basin, and low-level WC, complemented by partially tiled walls and a frosted double-glazed window.

Externally, the property is a particular highlight. Set on a generous, walled corner plot, the frontage is impressive, with a lawned garden, mature trees, and planted borders enclosed by a stone boundary wall. A substantial private tarmac driveway provides off-road parking for at least four vehicles, offering practicality rarely found on modern developments.

## Services

All mains services are connected.

## Tenure

We understand from the owners to be Leasehold. 250 year lease starting 2015. 2039 years remaining - Annual Estate charge £200.

## Energy Performance Rating

B (83).

## 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.

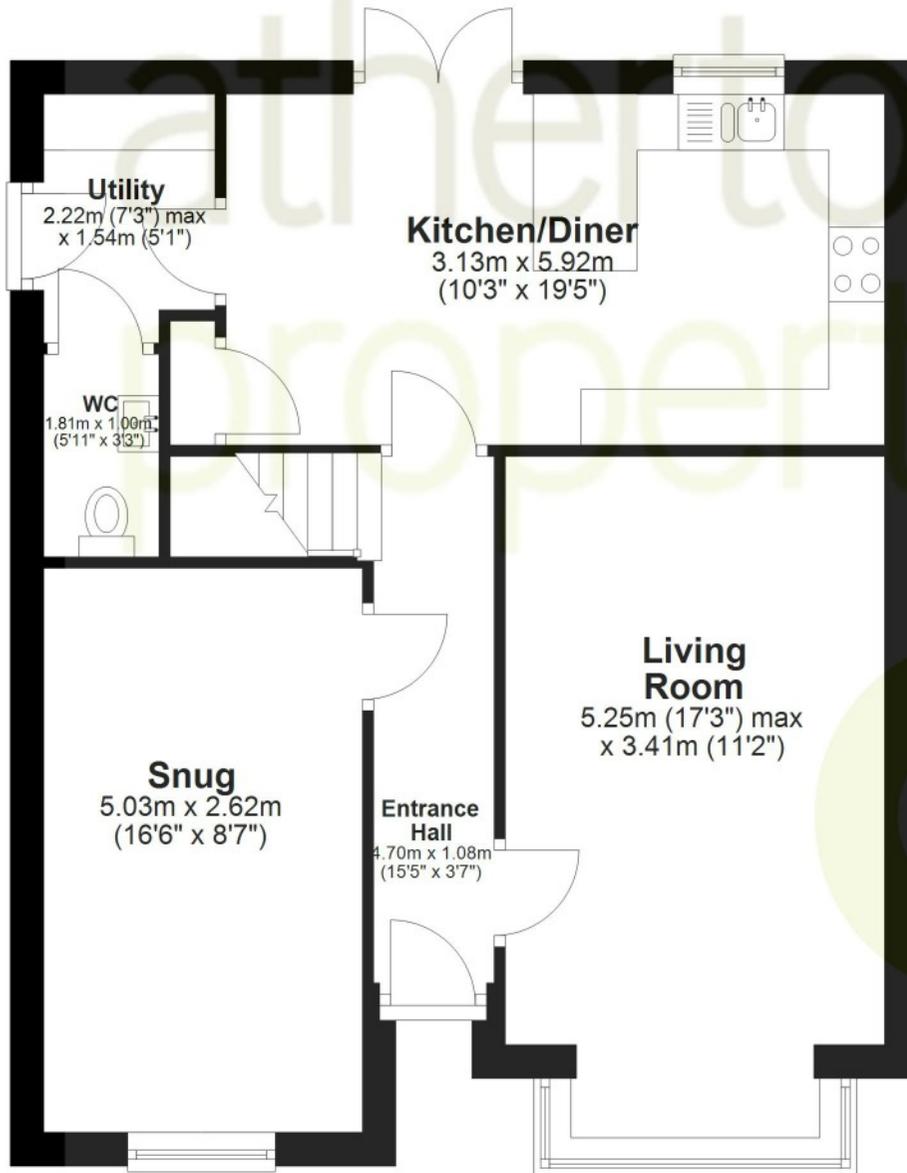
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





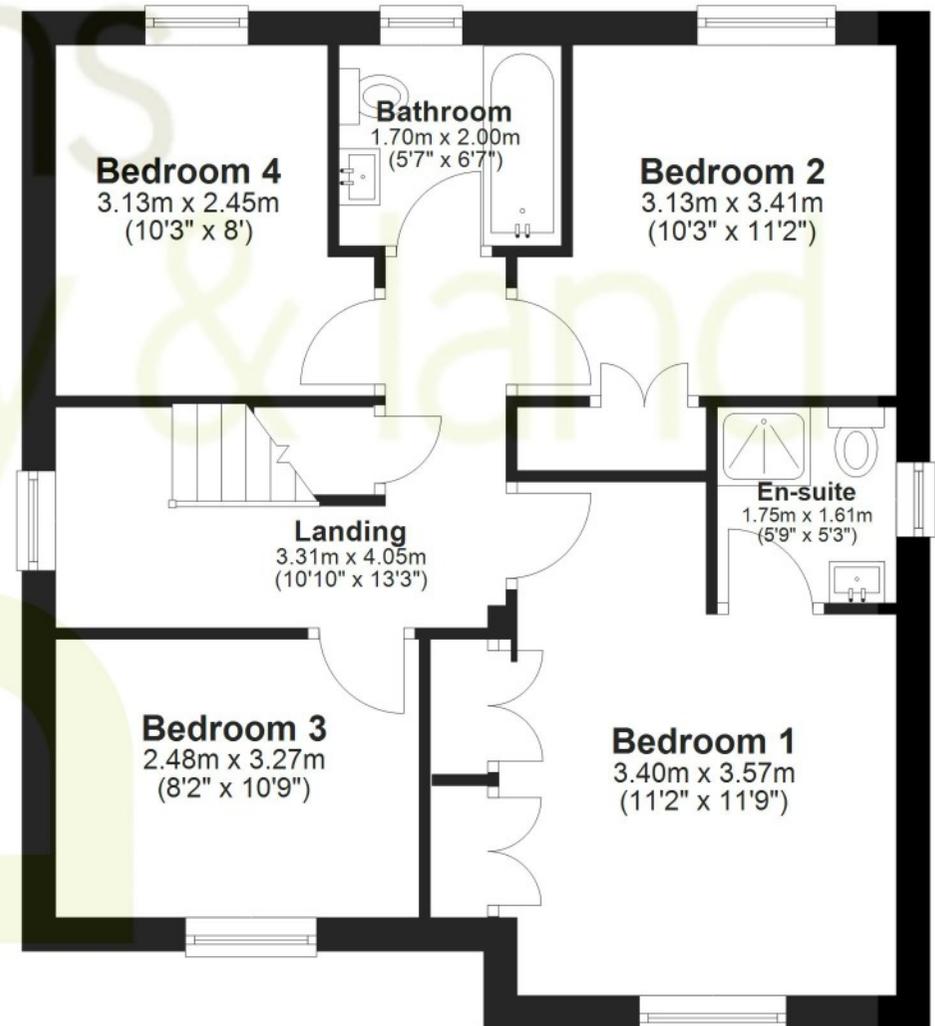
## Ground Floor

Approx. 65.1 sq. metres (701.2 sq. feet)



## First Floor

Approx. 61.1 sq. metres (657.6 sq. feet)



Total area: approx. 126.2 sq. metres (1358.9 sq. feet)

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





