Keenans









Woodlands Park, Whalley, BB7 9UG

£495,000

A STUNNING DETACHED FAMILY HOME

Nestled in the desirable Woodlands Park area of Whalley, this exquisite five-bedroom detached family home offers a perfect blend of comfort and style. Built in 1992, the property spans an impressive 1695 square feet and has been meticulously maintained, ensuring a welcoming atmosphere for its future occupants.

Upon entering, you will be greeted by a versatile layout that features three spacious reception rooms, providing ample space for both relaxation and entertaining. The heart of the home is undoubtedly the stylish modern kitchen, which is complemented by a separate utility room, making daily tasks a breeze. The thoughtful design allows for a wonderful flow throughout the property, enhancing the overall living experience.

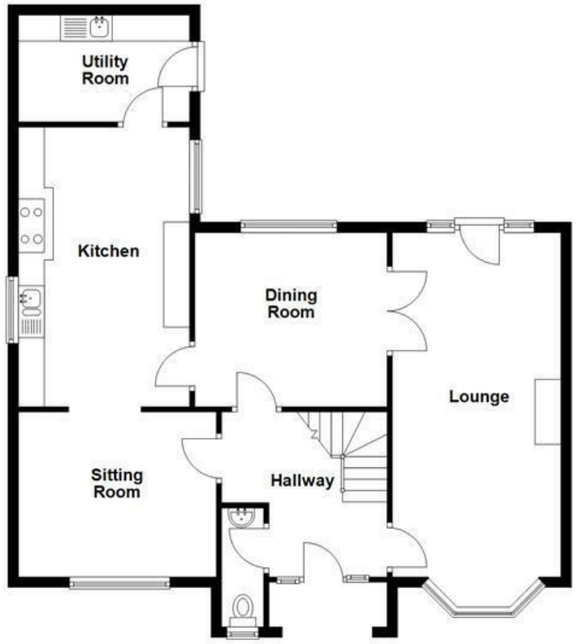
The five double bedrooms offer generous accommodation, making this home ideal for a growing family. The two well-appointed bathrooms ensure convenience for all residents. Additionally, the property boasts delightful views of Whalley Nab from the rear, creating a serene backdrop to your daily life.

Step outside to discover a charming, private landscaped garden, perfect for outdoor gatherings or simply enjoying the fresh air. The property also includes off-road parking and a single garage with power and lighting, providing practical solutions for your vehicles and storage needs.

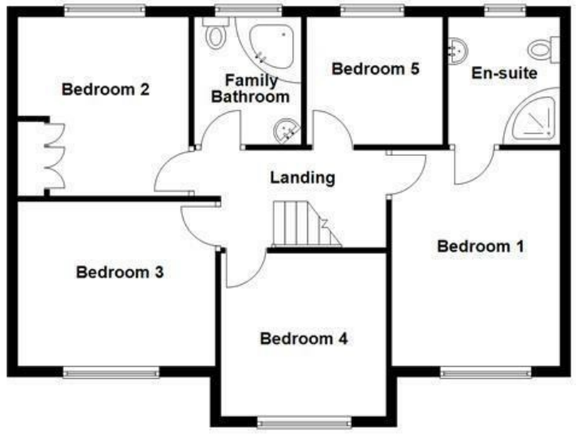
Situated close to the vibrant village centre, this home is within easy reach of popular amenities and local schools, making it an excellent choice for families seeking a community-oriented lifestyle. This sublime property truly represents the dream family home in a sought-after location.

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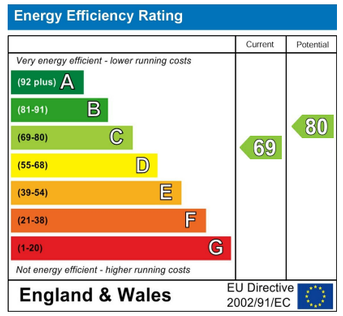
Ground Floor



First Floor



Total area: approx. 1695.6 sq. feet



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Woodlands Park, Whalley, BB7 9UG

£495,000

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- A Beautiful Detached Family Home
- South Facing Landscaped Garden
- Off-Road Parking on Private Driveway plus Garage
- EPC Rating C
- Five Double Bedrooms with Ensuite to Main Bedroom
- Desirable Location Close to Whalley Village Centre
- Council Tax Band F
- Gorgeous Views of Whalley Nab
- Versatile Layout with Three Reception Rooms, Modern Kitchen, Separate Utility Room
- Tenure: Freehold

Ground Floor

Entrance / Porch

6'8 x 3'2 (2.03m x 0.97m)

Ceiling lantern, Hardwood single glazed, stained glass, frosted entrance door, Indian stone floor and double glazed frosted side windows to the entrance hall.

Hallway

10'9 x 10'6 (3.28m x 3.20m)

Central heating radiator, ceiling rose, coving to the ceiling, wooden effect flooring, stairs leading to the first floor, doors leading to a WC, lounge, dining room, sitting room.

WC

7'6 x 2'8 (2.29m x 0.81m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, wall mounted wash basin with mixer tap, wooden effect flooring, alarm panel.

Lounge

21'9 x 10'8 (6.63m x 3.25m)

UPVC double glazed bay window, two central heating radiators, two ceiling roses, corniced coving to the ceiling, two feature wall lights, living flame gas fire, television point, double doors to the dining room, UPVC double glazed door and side windows to the rear garden.

Dining Room

12'2 x 11' (3.71m x 3.35m)

UPVC double glazed window, central heating radiator, ceiling rose, corniced coving to the ceiling, wooden effect flooring, door leading to the kitchen.

Sitting Room

10'10 x 10'4 (3.30m x 3.15m)

UPVC double glazed window, central heating radiator, coving to the ceiling, archway leading to the kitchen.

Kitchen

17'8 x 9'4 (5.38m x 2.84m)

Two UPVC double glazed windows, central heating radiator, a range of high gloss wall and base units with Quartz worktop, NEFF oven and NEFF Combi oven in a tall appliance unit, NEFF four ring induction hob, Elica extractor hood, integrated dishwasher and NEFF fridge freezer, one and a half bowl composite Franke sink with integrated draining ridges into the worktop and mixer tap, spotlights, Italian porcelain tiled flooring, TV point and door leading to the utility room.

Utility Room

9' x 6'9 (2.74m x 2.06m)

Central heating towel rail, a range of wall and base units with laminate work surfaces, stainless steel sink with draining board and mixer tap, plumbing for a washing machine and tumble dryer, enclosed Worcester combination boiler, UPVC frosted window and double glazed frosted door leading to the rear.

First Floor

Landing

Loft access, doors leading to a family bathroom and five bedrooms.

Loft

Fitted access ladder, partially boarded.

Bedroom One

13'4 x 10'9 (4.06m x 3.28m)

UPVC double glazed window, central heating radiator, door leading to ensuite shower room.

Ensuite Shower Room

8' x 5'9 (2.44m x 1.75m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, corner direct feed powerhead walk in shower, partially tiled elevations, shaving point, tiled flooring.

Bedroom Two

11'4 x 9'8 (3.45m x 2.95m)

UPVC double glazed window with views of Whalley Nab, central heating radiator, fitted wardrobes and fitted dressing table.

Bedroom Three

11'1 x 10'3 (3.38m x 3.12m)

UPVC double glazed window, central heating radiator.

Bedroom Four

10'5 x 9' (3.18m x 2.74m)

UPVC double glazed window, central heating radiator.

Bedroom Five

9'6 x 8'1 (2.90m x 2.46m)

UPVC double glazed window with views of Whalley Nab, central heating radiator, wooden effect flooring.

Bathroom

7'0 x 8'1 (2.13m x 2.46m)

UPVC Double Glazed Frosted Window, central heating radiator, corner bath with mixer tap, low level W.C. Wash basin with mixer tap set in laminate worktop, built in storage cupboards, shaving point

External

Front

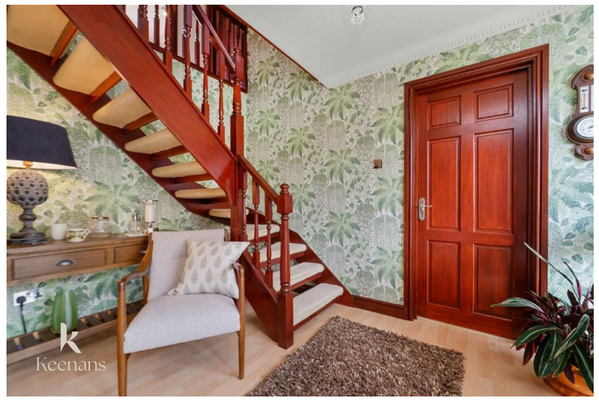
Indian Stone paving with gravel chippings and bedding areas. Cobbled driveway to the right side elevation providing off-road parking for numerous vehicles parked in tandem leading to a single garage with Rampost. The left hand side of the property has a vibrant flowering bedding area.

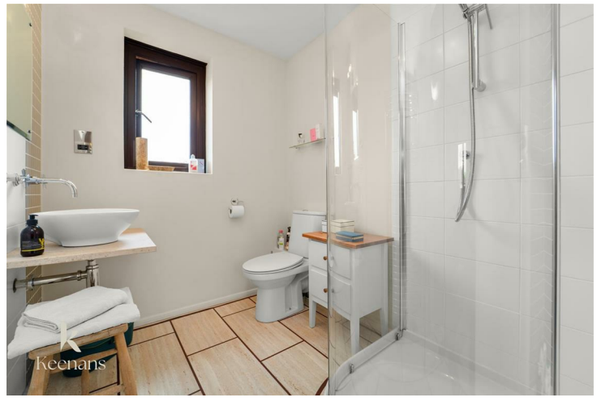
Garage

17' x 9'1 (5.18m x 2.77m)

Rear

Enclosed, landscaped, laid to lawn garden with Indian Stone paving, vibrant bedding areas, summer house and decking.







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