



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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.

Elm Close, Whalley, BB7 9UT

Offers In The Region Of £450,000

AN OUTSTANDING FAMILY HOME

Offering an abundance of high standard indoor and outdoor space, modern fixtures and fittings and enviable garden space, this outstanding four bedroom detached property is being proudly welcomed to the market in the most desirable location of Whalley on the ever popular Calderstones estate. Situated on a quiet cul de sac and boasting detached garage, two bathrooms and added orangery, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Clitheroe, Burnley, Blackburn and major motorway links. With off road parking, neutral decoration and having been beautifully presented throughout, this property is the perfect home truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, modern kitchen diner, WC and staircase to the first floor. The reception room leads on to a beautiful orangery which overlooks the garden. The kitchen diner boasts modern wall and base units, integrated appliances and leads openly on to a utility room. The first floor comprises of doors on to four generously sized bedrooms and a modern family bathroom. The main bedroom benefits from an en suite shower room. Externally there is an enclosed garden to the rear with laid to lawn, paving, bedding, decking and patio area with external power sockets and access on to the detached garage. To the front there is a laid to lawn garden with paving, bedding, mature shrubs, external power sockets and off road parking with access to the detached garage.

For further information or to arrange a viewing please contact our Ribble Valley branch at your earliest convenience.

Elm Close, Whalley, BB7 9UT

Offers In The Region Of £450,000

 4  2  2  C

- Outstanding Detached Property
 - Modern Fitted Dining Kitchen
 - Ample Off Road Parking and Garage
 - EPC Rating C
- Four Bedrooms
 - Impressive Orangery
 - Tenure Freehold
- Two Bathrooms
 - Immaculate Gardens to Front and Rear
 - Council Tax Band E

Ground Floor

Entrance Hall

14'3 x 9'6 (4.34m x 2.90m)
Composite double glazed frosted front door, UPVC double glazed window, central heating radiator, smoke detector, understairs storage, wood effect laminate flooring, oak doors to WC, reception room, kitchen/dining area and stairs to first floor.

WC

5'0 x 2'8 (1.52m x 0.81m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, extractor fan and tiled flooring.

Reception Room

19'9 x 11'0 (6.02m x 3.35m)
UPVC double glazed window, central heating radiator, gas fire with granite effect hearth, surround and limestone mantel, television point and UPVC double glazed French doors to orangery.

Orangery

12'1 x 9'7 (3.68m x 2.92m)
UPVC double glazed windows, Velux window, double glazed roof, central heating radiator, spotlights, wood effect laminate flooring and UPVC double glazed French doors to rear.

Kitchen/Dining Area

19'9 x 11'6 (6.02m x 3.51m)
Two UPVC double glazed windows, central heating radiator, spotlights, smoke detector, range of matte wall and base units with granite effect worktops, inset stainless steel one and a half bowl sink with mixer tap, integrated electric double oven with five ring gas hob and extractor hood, space for American-style fridge freezer, integrated dishwasher, tiled effect vinyl flooring and open to utility.

Utility

6'9 x 5'2 (2.06m x 1.57m)
Central heating radiator, range of matte wall and base units with granite effect worktops, inset stainless steel one and a half bowl sink with mixer tap, plumbing for washing machine, spotlights, tiled effect vinyl flooring and composite double glazed door to rear.

First Floor

Landing

13'10 x 10'0 (4.22m x 3.05m)
Central heating radiator, loft access, smoke detector, integrated linen cupboard, doors to four bedrooms and bathroom.

Bedroom One

11'11 x 11'4 (3.63m x 3.45m)
UPVC double glazed window, central heating radiator, fitted wardrobe and door to en suite.

En Suite

6'9 x 5'2 (2.06m x 1.57m)
UPVC double glazed frosted window, central heated towel rail, double direct feed shower enclosed, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, extractor fan and tiled flooring.

Bedroom Two

11'9 x 9'7 (3.58m x 2.92m)
UPVC double glazed window and central heating radiator.

Bedroom Three

9'10 x 8'0 (3.00m x 2.44m)
UPVC double glazed window and central heating radiator.

Bedroom Four

10'1 x 7'6 (3.07m x 2.29m)
UPVC double glazed window and central heating radiator.

Bathroom

8'7 x 6'3 (2.62m x 1.91m)
UPVC double glazed frosted window, central heated towel rail, pedestal wash basin with mixer tap, dual flush WC, panel bath with mixer tap and direct feed shower, tiled elevations, extractor fan and tiled flooring.

External

Rear

Laid to lawn garden with paving, bedding areas, decking, patio area and access to garage.

Garage

17'1 x 8'7 (5.21m x 2.62m)
Power, lighting and up and over garage door.

Front

Laid to lawn garden with paving, bedding areas, off road parking and access to detached garage.



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