Keenans











Beech Drive, Whalley, BB7 9RA

Offers Over £490,000

THE PREFECT FOUR BEDROOM DETACHED FAMILY HOME

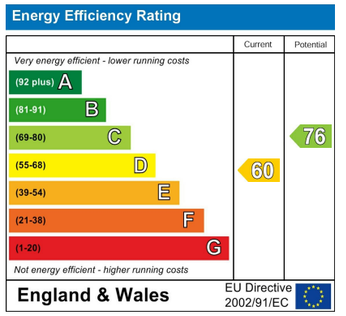
Nestled in the charming area of Beech Drive, Whalley, Clitheroe, this stunning four-bedroom detached family home is a true gem. Finished in neutral contemporary decor, the property is ready for you to move straight in, making it an ideal choice for those seeking a hassle-free transition into their new abode.

This delightful residence boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The heart of the home is undoubtedly the gorgeous open-plan kitchen and family room, which creates a warm and inviting atmosphere for family gatherings and social occasions.

With four well-proportioned bedrooms, this home is perfect for a growing family in search of their dream forever home. The two modern bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household.

Situated in a popular family-friendly estate, this property offers a convenient location with easy access to commuter routes along the A59 and M65, making it an excellent choice for those who travel for work or leisure.

In summary, this exceptional detached house on Beech Drive is not just a property; it is a place where cherished memories can be made. With its contemporary finishes and family-oriented layout, it is a must-see for anyone looking to settle in a welcoming community.



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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4 2 2 D

- Impressive Detached Property
- En Suite To Main Bedroom
- Off Road Parking & Garage
- EPC Rating D
- Four Bedrooms
- Four Piece Bathroom
- Freehold
- Contemporary Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band E

Ground Floor

Entrance Hallway

15'5 x 6'2 (4.70m x 1.88m)

Composite double glazed front entrance door, central heating radiator, coving, spotlights, smoke alarm, wood effect flooring, stairs to the first floor and doors to reception room, kitchen, understairs storage and WC.

Reception Room

15'3 x 10'7 (4.65m x 3.23m)

UPVC double glazed window, central heating radiator, cast iron open fire with granite hearth and mantel, television point, coving and wood effect flooring.

WC

5'9 x 2'10 (1.75m x 0.86m)

Central heating towel rail, low basin WC, pedestal wash basin, tiled elevations, extractor fan and tiled flooring.

Kitchen

25'9 x 10'11 (7.85m x 3.33m)

UPVC double glazed window, central heating radiator, electric radiator, range of high gloss wall and base units with granite surfaces, centre island and breakfast bar, two ovens in high rise units, AEG electric hob, extractor hood, stainless steel Belfast style sink with drainer and mixer tap, integrated dishwasher and full height fridge, pantry cupboard, coving, wood effect flooring, door to the garage and open to the garden room.

Garage

17'2 x 7'10 (5.23m x 2.39m)

Roller shutter door, boiler and door to the side elevation.

Garden Room

11'4 x 10'7 (3.45m x 3.23m)

Surrounding UPVC double glazed windows, solid roof, storage heater, spotlights, wood effect flooring and two UPVC double glazed doors to the rear.

First Floor

Landing

Central heating radiator, smoke alarm, spotlights and doors to four bedrooms, bathroom and airing cupboard.

Bedroom One

19'11 x 11'11 (6.07m x 3.63m)

Two UPVC double glazed windows, two central heating radiators, fitted wardrobes and door to the en suite.

En Suite

6'2 x 5'5 (1.88m x 1.65m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, walk in direct feed shower unit, tiled elevations, spotlights, extractor fan and tiled flooring.

Bedroom Two

13'6 x 9' (4.11m x 2.74m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'3 x 8'2 (2.82m x 2.49m)

UPVC double glazed window and central heating radiator.

Bedroom Four

9'2 x 8'1 (2.79m x 2.46m)

UPVC double glazed window, central heating radiator and wood panelled elevations.

Bathroom

8'3 x 6'10 (2.51m x 2.08m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, tile panelled bath, direct feed shower unit, tiled elevations, illuminated mirror, spotlights, extractor fan and tiled flooring.

External

Front

Laid to lawn garden with enclosing hedges and driveway providing off road parking leading to the garage.

Rear

Enclosed laid to lawn garden with paved patio and bedding areas.










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