

Whalley Road, Wilpshire, Blackburn, Lancashire. BB1 9LJ

£425,000 Freehold

FOR SALE



Blackburn  
740, Whalley New Road, Blackburn, BB1 9BA



01254 682 470  
enquiries@stonesyoung.co.uk

## PROPERTY DESCRIPTION

**\*A TRULY SUPERB FAMILY PROPERTY\*** Occupying an elevated position on Whalley Road, Wilpshire stands this perfect four double bedroom family home. This elegant property offers versatile living accommodation with plentiful outdoor space which is ideal for a family looking to reside in the sought after area of Wilpshire. Early viewing is simply essential for this immaculate family home.

Entering the property you are greeted by the large welcoming hallway which has stairs leading up to the first floor. The light filled lounge provides a beautiful versatile space with an electric fire in a stunning decorative surround. The second reception room ensures ample space for modern family life, tastefully decorated and featuring French doors leading to the gorgeous patio. The open plan kitchen diner is the heart of the home and offers a sublime social space - ideal for when entertaining friends and family. Shaker style base and eye level units in cream provide storage, with granite counter tops and a Breakfast bar, complimenting the space perfectly. Leading from the dining area is the delightful conservatory which really opens up the space and enjoys enviable garden views. Completing the ground floor is the useful utility room and an office, perfect for those working from home.

On the first floor, leading from the landing which features a stunning stained glass window, is the serene master bedroom benefitting from fitted wardrobes ensuring the space is utilised perfectly. Accompanying this is the three piece en-suite in white with built in storage. There are three further double bedrooms, two of which boast fitted wardrobes. Completing this admirable property is a two piece wc in white and the stylish three piece bathroom, featuring a roll top bath and separate shower enclosure. The stunning tiles and high end fixtures and fittings ensure this to be a luxurious space to unwind.

Set on a desirable plot on Whalley Road, this property benefits from driveway parking providing off road parking for up to three cars. To the rear there is an extensive laid to lawn garden to discover, together with a large flagged patio perfect for Al fresco dining and barbeques! Mature trees and hedges ensure privacy and bring an enchanted feel to this wonderful outdoor space which must be seen to appreciate the amount of space here. There are stunning walking routes nearby, along with transport links into Whalley and Clitheroe where you will enjoy an array of fantastic bars, shops and restaurants! Early viewing is essential for this exquisite home.

## FEATURES

- Sought After Location of Wilpshire
- Two Large Reception Rooms
- Large Open Plan Kitchen/Diner
- Four Double Bedrooms
- Utility Room & Office
- En suite Bathroom To Master Bedroom
- Extensive Rear Garden
- Driveway Parking For Several Vehicles
- Conservatory
- Freehold; On A Water Meter



## ROOM DESCRIPTIONS

### Ground Floor

#### Hallway

Wood flooring, ceiling coving, ceiling spot lights, solid wooden front door with stained glass inlays, stairs to first floor, under stairs storage, panel radiator.

#### Front Reception Room

15' 01" x 11' 11" (4.60m x 3.63m)  
Carpet flooring, ceiling coving, electric fire with tiled hearth and wood surround, double glazed wooden window, panel radiator, TV point.

#### Rear Reception Room

16' 00" x 11' 11" (4.88m x 3.63m)  
Carpet flooring, ceiling coving, electric fire with marble hearth and surround, double glazed upvc windows and French doors leading out to the rear garden, panel radiator.

#### Kitchen/Diner

17' 04" x 14' 09" (5.28m x 4.50m)  
Range of fitted wall and base units with contrasting Granite work surfaces, tiled splash backs, Kardean flooring, integrated fridge, integrated dishwasher, washing machine, gas hob, electric oven and grill, extractor fan, kick board fan heater, ceiling spot lights, sink and drainer, door to the side of the property, breakfast bar, space for dining table, double glazed wooden window, panel radiator.

#### Utility Room

8' 05" x 7' 09" (2.57m x 2.36m)  
Kardean flooring, fitted wall and base units with contrasting work surfaces, space for tumble dryer, ceiling spot lights, double glazed upvc window, panel radiator.

#### Office

8' 04" x 8' 00" (2.54m x 2.44m)  
Carpet flooring, fitted units, cupboard housing boiler, double glazed upvc windows x2.

#### Conservatory

13' 11" x 10' 11" (4.24m x 3.33m) Wooden throughout, Kardean flooring.

### First Floor

#### Landing

Carpet flooring, ceiling spot lights, Velux window, wooden window with stained glass in lays, panel radiator.

#### Bedroom One

15' 02" x 11' 11" (4.62m x 3.63m)  
Double bedroom with carpet flooring, fitted wardrobes, double glazed wooden window, panel radiator.

#### En Suite

9' 09" x 7' 06" (2.97m x 2.29m)  
Laminate flooring, three piece in white with mains fed shower, built in storage, wooden double glazed window, towel radiator.

#### Bedroom Two

11' 10" x 15' 04" (3.61m x 4.67m)  
Double bedroom with carpet flooring, fitted wardrobes, wooden double glazed window, panel radiator.

#### Bedroom Three

11' 11" x 8' 04" (3.63m x 2.54m)  
Double bedroom with carpet flooring, fitted wardrobes, double glazed upvc window, panel radiator.

#### Bedroom Four

11' 04" x 8' 03" (3.45m x 2.51m)  
Double bedroom with carpet flooring, double glazed upvc window, panel radiator.

#### Bathroom

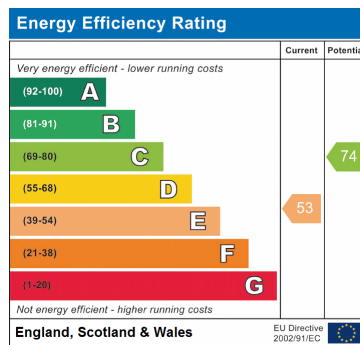
8' 01" x 7' 11" (2.46m x 2.41m)  
Vinyl flooring, three piece in white with freestanding bath, tiled splash backs, towel radiator, frosted double glazed upvc window, towel radiator.

#### WC

4' 09" x 3' 01" (1.45m x 0.94m)  
Vinyl flooring, wc in white, tiled splash backs.



# EPC



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.