

Woodlands Park, Whalley. BB7 9UG

£475,000 Freehold

FOR SALE



stones young
sales & lettings

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PROPERTY DESCRIPTION

Beautifully tucked away in this picturesque village is an impressive stonebuilt detached true bungalow, well positioned in the most desired area of Whalley, on a sought after cul-de-sac with views across towards Whalley Nab and within easy walking distance to the village centre where there is an array of local amenities including train station, shops, restaurants, primary school, churches, library, doctors surgery and a historic Abbey. Situated on a much larger than average plot this delightful three bedroom home enjoys flexible spacious accommodation which is light and airy and well presented throughout. There is a spacious entrance hallway with rooms leading off including a sizeable lounge with feature fireplace open to a dining room with sliding doors leading through to a good sized bright conservatory which opens out to a stunning well established rear garden. In addition to the rear is a generous oak style fitted dining kitchen, a superb light filled room boasting a lovely private outlook with an array of units and appliances. To the side elevation from the rear hallway are three excellent bedrooms all offering very versatile space with fitted furniture and wardrobes, the master provides an en-suite bathroom and there is a deluxe modern three piece shower room.

This extensive plot lies in the far corner of Woodlands Park, there is an ample front black paved driveway along with a DETACHED DOUBLE GARAGE approx. 20'3" x 17'3" with electric up and over door, power and lighting, also housing Worcester wall mounted combination gas central heating boiler and cold water tap. Planted front garden area paved pathways. A side gate access leads through to a wonderful private rear garden, superbly established and landscaped with large defined areas laid to lawn with mature attractive shrubs and stunning planted garden borders with a large stone paved patio to enjoy a sunny south west facing aspect. An internal inspection and viewing is highly recommended to fully appreciate all that this wonderful property has to offer.

FEATURES

- Impressive Stonebuilt Detached Bungalow
- Beautiful Private Corner Plot Position
- 3 Bedrooms, En-suite & Modern Shower Room
- Open Lounge & Dining Room; Conservatory
- Outstanding Established Gardens & Patio
- Sizeable Fitted Breakfast Kitchen
- Desirable Cul-De-sac Village Location
- Double Garage & Driveway; Gas CH & PVC DG



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

uPVC front door, panelled radiator, L-shaped spacious area with coved cornicing, large built-in storage cupboard, loft access with drop down ladder leading to fully boarded area.

Cloak Room

2-piece suite comprising low level w.c., hand wash basin, tiled flooring, panelled radiator, uPVC double glazed window

Lounge (front)

17' 8" x 13' 9" (5.38m x 4.19m)
Coved cornicing, uPVC double glazed feature bay window, all light points, panelled radiator, television point, additional side uPVC double glazed window to the side elevation, open to dining room.

Dining Room

11' 4" x 9' 9" (3.45m x 2.97m)
Coved cornicing, panelled radiator, sliding patio doors leading through to conservatory.

Conservatory

12' 7" x 9' 6" (3.84m x 2.90m) x 15' 3" max (4.65m)
uPVC and stone built construction with uPVC french opening doors, additional side uPVC door to outside, electric fan light, spotlighting, panelled radiator, superb private outlooks over landscaped rear garden

Dining Kitchen

17' 3" max x 12' 7" (5.26m x 3.84m)
Impressive spacious room with a range of oak style fitted wall, base and drawer units with complementary laminate working surfaces, tiled splash back, under unit spotlighting, 1½ stainless steel sink drainer unit with mixer tap, double electric oven and grill, integrated microwave oven, 4-ring electric ceramic hob with extractor filter canopy over, plumbing for washing machine and dishwasher, integrated fridge freezer, recessed spotlighting, Kardean flooring, panelled radiator, telephone point, uPVC double glazed window with superb private aspects over gardens, uPVC glazed door leading through to conservatory.

ROOM DESCRIPTIONS

Bedroom One (side)

13' 8" x 11' 7" (4.17m x 3.53m)

Excellent spacious double bedroom with carpet flooring, panelled radiator, television point, a range of fitted wardrobes with drawers and cupboards over, dressing table, uPVC double glazed window.

Ensuite

Spacious 3-pce suite comprising panelled bath with electric shower over, vanity unit with basin and surface surround with built-in cupboard under, concealed low level w.c., fitted wall mirror, extractor fan, uPVC double glazed window, fully tiled walls

Bedroom Two (rear)

12' 5" x 11' 5" (3.78m x 3.48m)

Lovely bright double room with carpet flooring, panelled radiator, fitted wardrobes with built-in cupboards and drawers, fabulous outlooks to the rear over private landscaped garden.

Bedroom Three (rear)

9' 6" x 9' 1" (2.90m x 2.77m)

Excellent flexible bedroom with carpet flooring, panelled radiator, uPVC double glazed window with attractive open outlooks across well established private rear garden, fitted wardrobes with built-in cupboards and drawers also desk area ideal office space, additional built-in storage cupboard

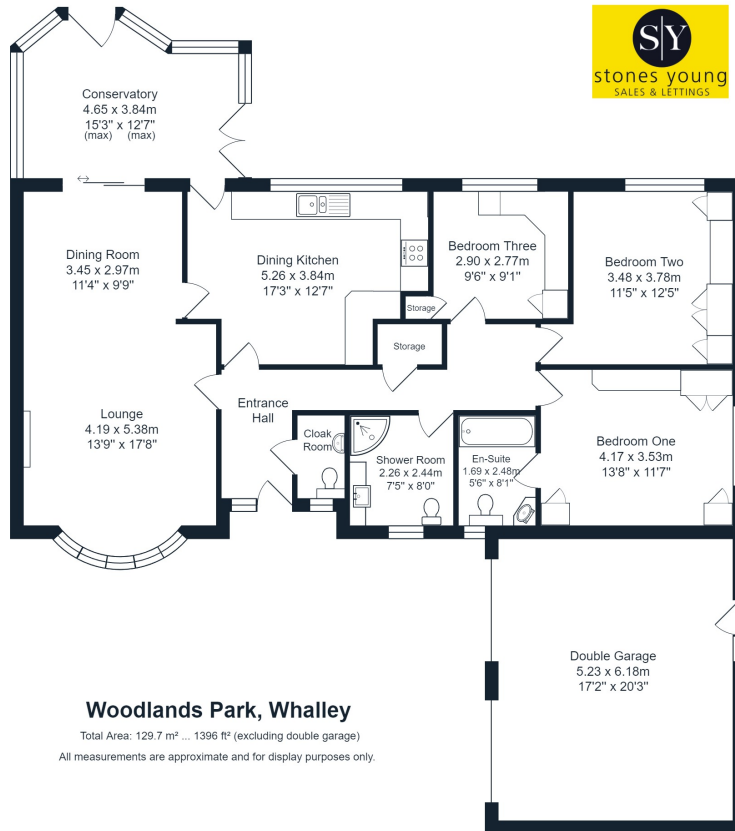
Shower Room

8' 0" x 7' 5" (2.44m x 2.26m)

Spacious 3-pce white suite comprising large double corner shower enclosure housing thermostatic shower, sliding glazed door, vanity basin with mixer tap and surface surround with built-in cupboards under, pelmet spot lighting, inset wall mirror, low level w.c, fully tiled walls and flooring, large chrome style radiator, recessed spotlighting, uPVC double glazed window



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.