

Chew Mill Way, Whalley. BB7 9YL

£485,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

This impressive modern freehold detached family home provides immaculate superbly appointed accommodation which is beautifully presented throughout and is situated in a prime position in Whalley village within this highly sought after development just off Mitton Road with easy walking access to the large array of amenities including shops, restaurants, train and bus stations. The property has excellent private aspects to the front across a lovely adjoining grassed area and rear distant views with lovely countryside walks to enjoy from the doorstep. The current owners have lovingly enhanced this recently built home with various upgrades and high quality finishes throughout which will be an absolute delight to any discerning new purchaser. Upon entrance to the ground floor is a generous welcoming hallway with cloakroom and storage. There is a sizeable front lounge with feature bay window and a useful good size separate office/study. Boasting to the rear is an open plan layout, definitely the heart of the home and an outstanding light and airy social space incorporating an extensive modern living dining kitchen with an array of high gloss units and deluxe integrated appliances with full length rear bay windows and french doors flooding light in from the south facing gardens. The first floor has a good sized landing area and incorporates four excellent double bedrooms with a luxurious en-suite shower room to the master and a sizeable four piece house bathroom.

Externally to the front is Laurel hedging with stone paved pathways and plum slate borders with side gate access and lighting. To the rear of the property is a double tarmac tandem driveway which is accessed through a courtyard around the far side of Chew Mill Way. There is an attached rear SINGLE GARAGE with up and over door and lighting. Rear gate access leads to a lovely enclosed private south facing garden which is beautifully landscaped largely to lawn with established well stocked garden borders stone paved paths and patio area, delightful rear timber summer house, cold water tap and timber fencing surround. Early internal viewing is highly recommended to appreciate this superbly finished home!

FEATURES

- Stunning Modern Detached Family Home
- Private South Facing Landscaped Garden
- Beautiful Open Plan Living Dining Kitchen
- Generous Lounge, Study, Utility & Cloakroom
- 4 Excellent Double Bedrooms
- Deluxe 4-pce Bathroom & En-suite Shower Rm
- Ample Rear Garage & Rear Driveway
- Private Front Position & Aspects
- Walking Distance to Whalley Village
- Sought After Location On Desirable Development



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Composite front door, panelled radiator, spacious area with spindle staircase to first floor.

Cloakroom

Generous 2-pce modern white suite comprising pedestal wash basin with mixer tap, low level w.c., uPVC double glazed window, panelled radiator, good sized built-in under stairs storage cupboard.

Lounge

19' 0" x 12' 1" (5.79m x 3.68m)
Excellent impressive sized living room with feature uPVC bay front window with private aspects over grassed area which is not overlooked, panelled radiator, television point, telephone point.

Study/Office

uPVC double glazed window with private front outlooks which are not overlooked, panelled radiator, television point.

Open Plan Living Dining Kitchen

20' 0" x 15' 7" (6.10m x 4.75m) max into bay window x 11' 2" (3.40m)
Immaculate spacious room flooded with light from the south facing rear garden, creating a light and airy social living area, large feature bay with uPVC full length french doors, full length uPVC double glazed surround with private outlooks over garden, tiled effect vinyl fitted flooring, panelled radiators. Kitchen Area: Impressive range of modern cream high gloss fitted wall, base and deep drawer units with contrasting deluxe granite working surfaces and upstands, under unit spot lighting, plinth LED spot lights, a range of AEG integrated appliances incorporating fridge & freezer, stainless steel eye level double electric oven and grill, microwave, induction hob, stainless steel extractor filter canopy over with glass splashback, built-in dishwasher and wine cooler, 1½ bowl stainless steel sink unit with integral granite drainer and mixer tap, recessed ceiling spot lights, uPVC double glazed window, tiled effect vinyl fitted flooring, recessed ceiling spot lights.

Utility

8' 2" x 5' 1" (2.49m x 1.55m)
Cream modern high gloss fitted wall and base units with complementary laminate working surfaces and upstands, stainless steel single sink drainer unit with mixer tap, tiled effect vinyl fitted flooring, cupboard housing wall mounted gas central heating boiler, plumbing for washing machine, space for tumble dryer, side external door.

ROOM DESCRIPTIONS

First Floor

Landing

Spacious landing area with attractive spindle balustrade, loft access, uPVC double glazed window, built-in storage cupboard also housing hot water cylinder.

Bedroom One (front)

13' 11" x 12' 1" (4.24m x 3.68m) plus wardrobes

Excellent double master bedroom with carpet flooring, panelled radiator, television point, uPVC double glazed window with elevated pleasant aspects over front grassed area which is private and not overlooked, 2 x contemporary triple mirrored fitted wardrobes with shelving and hanging space.

En-suite Shower Room

Modern 3-pce white suite comprising double shower enclosure with thermostatic shower and sliding glazed door, low level w.c., vanity wash basin with mixer tap and built-in cupboard under, ladder style radiator, fully tiled walls, shaver point, extractor fan, uPVC double glazed window, recessed spot lighting.

Bedroom Two (rear)

14' 5" max x 10' 0" (4.39m x 3.05m)

Excellent double bedroom with carpet flooring, panelled radiator, 2x uPVC double glazed windows with excellent distant views.

Bedroom Three (front)

13' 5" x 9' 6" (4.09m x 2.90m)

Double bedroom with carpet flooring, panelled radiator, 2x uPVC double glazed windows with a lovely aspect over private front grassed area.

Bedroom Four (rear)

10' 2" x 9' 5" (3.10m x 2.87m)

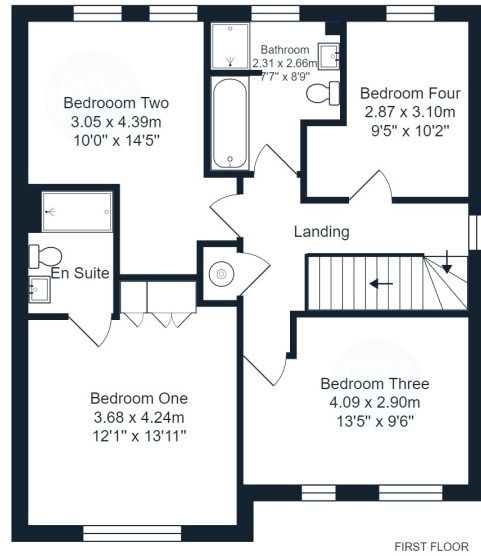
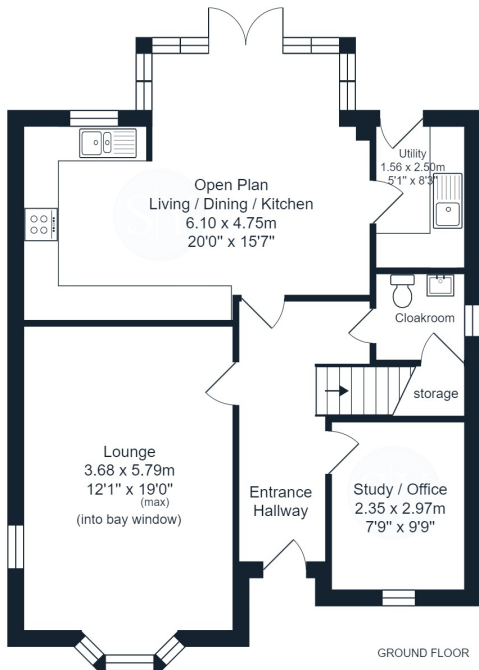
Double bedroom with carpet flooring, panelled radiator, uPVC double glazed window with an attractive aspect over rear garden.

Bathroom

Impressive 4-pce white suite comprising panelled bath with central mixer tap, shower enclosure with thermostatic shower over and glazed door, vanity wash basin with mixer tap and built-in cupboard under, low level w.c., part tiled walls, extractor fan, uPVC double glazed window.



FLOORPLAN & EPC



Chew Mill Way, Whalley BB7 9YL

Total Area: 138.0 m² ... 1486 ft²

All measurements are approximate and for display purposes only.



| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) A | | | 94 |
| (81-91) B | | 85 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (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.

