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## 8 VICTORIA CLOSE WHALLEY

### £400,000

- \* Modern executive detached house
- \* Study, dining room & utility
- \* Contemporary fitted kitchen
- \* Situated at head of cul-de-sac
- \* 4 double bedrooms, en-suite
- \* Lounge with bay window
- \* Smart up-to-date bathrooms
- \* 165 m<sup>2</sup> (1,780 sq ft) approx.



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Situated at the head of a small cul-de-sac, this detached family house offers well thought out accommodation with four spacious double bedrooms and three reception rooms. The house has been kept right up-to-date with a contemporary fitted kitchen with integrated appliances and a recently installed bathroom and en-suite. The house has a spacious hallway with Karndean flooring, a good-sized walk-in cloaks hanging room, large lounge with bay window and glazed door leading to a separate dining room. Next to the dining room is a study with large bay window. The first floor comprises four double bedrooms, all with fitted wardrobe and the 4-piece bathroom and 3-piece en-suite are stunning. Externally there is private parking for four cars and an enclosed rear garden with lawn and patio which attracts the afternoon and evening sun. Viewing is recommended.

**LOCATION:** Leave Whalley centre along Station Road and continue under the railway bridge into Mitton Road. After half a mile turn left at the mini roundabout into Calderstones Park. Proceed straight on and at the T-junction turn right then first left into Victoria Close.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**ENTRANCE HALLWAY:** Spacious entrance hall with half-glazed front door, coved cornicing, alarm control panel, Karndean flooring, staircase off to the first floor, glazed double doors leading to lounge and large walk-in cloaks cupboard with ample hanging space.

**CLOAKROOM:** With 2-piece white suite comprising low suite w.c. with push button flush and wall-hung washbasin with chrome mixer tap, extractor fan and Karndean flooring.

**LOUNGE:** 5.2m + bay x 3.6m (17' + bay x 11'11"); coved cornicing, television point, feature bay window, fireplace with 'Living Flame' coal effect gas fire, attractive surround and marble hearth, glazed double doors leading to:

**DINING ROOM:** 3.1m x 3.2m (10'2" x 10'7"); coved cornicing and PVC French doors opening onto the rear garden.

**STUDY:** 3.4m into bay x 2.5m (11'1" into bay x 8'3"); with feature bay window overlooking the rear garden, Karndean flooring and BT telephone point.

**KITCHEN:** 4.1m x 3.1m narrowing to 2.6m (13'6" x 10'2" narrowing to 8'7"); with contemporary range of wall and base units with limed wood effect soft close drawers and storage cupboards, complementary quartz working surface and splashback, integrated stainless steel double oven with stainless steel 5-ring gas hob and matching stainless steel extractor canopy over, integrated microwave and dishwasher, one and half bowl stainless steel sink unit with mixer tap, tiled floor, recessed LED spot lighting, contemporary tall chrome central heating radiator, door to utility.





**UTILITY:** 2.7m x 2.6m (8'11" x 8'7"); with understairs storage cupboard, fitted wall and base cupboards with quartz working surface and single drainer sink unit with mixer tap, plumbing for washing machine, space for tumble drier, space for American style fridge freezer, tiled floor, door to integral garage, door to side access.

## FIRST FLOOR:

**SPACIOUS LANDING:** With spindles and balustrade, airing cupboard housing hot water cylinder, loft access via drop-down ladder leading to partly boarded loft.

**BEDROOM ONE:** 4.6m x 4.4m (15' x 14'4"); fitted range of wardrobes with matching bedside cabinets, storage cupboards and drawers, television point.

**EN-SUITE:** Recently fitted 3-piece white suite comprising low suite w.c. with push button flush, double shower enclosure with fitted thermostatic shower and vanity washbasin with chrome mixer tap, storage cupboards under and back-lit vanity mirror over, shaver point, chrome heated ladder style towel rail, high gloss tiled floor, part-tiled walls, extractor fan and recessed LED spotlighting.

**BEDROOM TWO:** 3.7m x 4.2m (12'1" x 13'8"); with built-in double wardrobe.

**BEDROOM THREE:** 3.7m x 3.6m (12'1" x 11'8"); with built-in wardrobe.

**BEDROOM FOUR:** 3.7m x 2.8m (12'2" x 9'4"); with built-in double wardrobe.

**BATHROOM:** With modern 4-piece white suite comprising low suite w.c. with push button flush, pedestal washbasin with chrome mixer tap, panelled bath with central shower tap fitment and double shower enclosure with fitted chrome thermostatic shower, chrome heated ladder style towel rail, tiled floor, part-tiled walls, recessed spotlighting and extractor.

**OUTSIDE:** To the front of the property is a large tarmac driveway providing parking for 4 cars side by side leading to **GARAGE** 4.4m x 4.6m (14'5" x 15'2" narrowing to 9'8") with electrically operated up-and-over door. Access along the side of the house leading to an enclosed rear garden, mainly laid to lawn with stone paved patio areas and pathways, gravelled borders with mature shrubs for easy maintenance, timber boundary fence, cold water tap.

**HEATING:** Gas fired hot water central heating system complemented by sealed unit double glazing in PVC frames.





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**SERVICES:** Mains water, electricity, gas and drainage are connected.

**COUNCIL TAX BAND F.** EPC: The energy efficiency rating for this property is C.

**VIEWING:** By appointment with our office.

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