



Honeywell
SELECT

5 Fell View, Whalley, BB7 9UL

Modern detached house with large garden
£489,000



- 2 receptions & study
- 5 bedrooms – 2 with wardrobes
- Large west-facing rear garden
- Newly installed kitchen
- Modern bathroom & en-suite
- 173 m² (1,861 sq ft) approx.

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5 Fell View Calderstones Park, Whalley

A beautiful detached family house situated on this small cul-de-sac, occupying a large plot with a private west-facing garden which enjoys the afternoon and evening sun. The house has benefited from considerable improvement in recent years providing up-to-date accommodation to suit most buyers. The kitchen was replaced in 2018 with a modern contemporary finish and a range of high-end integrated Miele appliances. Both the house bathrooms and en-suite have recently been updated to mirror this modern finish. Other improvements include a new central heating boiler, solid oak internal doors and PVC fascias and soffits.

Fell View is a small cul-de-sac on the edge of Calderstones Park with access on foot to walks in neighbouring woods. The woods extend round to the rear of the garden, offering great privacy to enjoy this large landscaped garden. Whalley village offers great amenities including a railway station with direct trains to Manchester Victoria, an excellent range of pubs, wine bars and restaurants, health centre, primary school, church and various shops. Viewing is essential.

LOCATION: From Whalley centre proceed along King Street towards Clitheroe/Barrow and turn left at the mini roundabout into Station Road. Continue straight on past the railway station into Mitton Road and turn left at the next mini roundabout into Calderstones Park. Turn right at the T-junction, then first left into Beech Drive and second right into Fell View.

ACCOMMODATION: (imperial dimensions in brackets: all sizes are approximate):-

ENTRANCE HALLWAY: Through recently installed half-glazed PVC door, coved cornicing, alarm control panel, feature corner staircase off to first floor with spindles and balustrade, understairs storage cupboard, Karndean flooring, BT telephone point, door to integral garage.

CLOAKROOM: 2-piece white suite comprising low suite w.c. with push button flush and vanity washbasin with chrome mixer tap and vanity mirror over, tiled walls to dado height, tiled floor, extractor fan.



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STUDY: 2.5m x 2.3m (8'2" x 7'5"); with fitted furniture including corner desk with store cupboard and filing cabinet, bookcase with storage under.

LOUNGE: 5.4m + bay x 3.6m (17'10" + bay x 11'8"); with coved cornicing, television point, feature bay window with glazed French doors opening onto rear garden, fireplace with gas 'Living Flame' fire, attractive stone hearth and surround, half-glazed double doors leading to dining room.

DINING ROOM: 3.4m x 2.8m (11' x 9'2"); coved cornicing, outlooks across the rear garden.

KITCHEN: 4.5m x 2.9m (14'10" x 9'6"); recently installed white contemporary style kitchen with handleless wall and base units with curved corner units, quartz working surface and splashback, one and a half bowl stainless steel sink unit with drainer carved into worktop, Quooker mixer tap providing instant boiling water, under unit lighting, integrated Miele appliances including electric fan oven and combination microwave, Miele induction hob with built-in down draught extractor, full-height fridge, breakfast bar, recessed LED spotlighting, feature tall radiator and tiled floor.

UTILITY ROOM: 1.9m x 1.7m (6'1" x 5'5"); fitted range of wall and base units with quartz working surface, stainless steel sink unit, integrated freezer, built-in washing machine, built-in wine chiller and Worcester central heating boiler installed in 2019 concealed inside wall cupboard, tiled floor, recessed LED spotlighting, door to side access.

FIRST FLOOR:

SPACIOUS LANDING: With spindles and balustrade, recessed spotlighting, loft access and airing cupboard housing pressurized hot water cylinder.

BEDROOM ONE: 3.6m + wardrobes x 3.4m (11'9" + wardrobes x 11'3"); wall-to-wall range of fitted wardrobes with feature spotlighting, outlooks across the rear garden.



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EN-SUITE: Contemporary style 4-piece suite installed in 2017 with wall-hung w.c. with push button flush, wall-hung double vanity washbasins with chrome mixer taps, storage under and back-lit vanity mirror over with shaver point, large walk-in wet shower area with fixed glass shower screen, fixed head and multi-jet shower with separate hand-held shower head, fully tiled walls, tiled floor, chrome heated ladder style towel rail.

BEDROOM TWO: 4.5m x 2.6m (14'8" x 8'8"); built-in wardrobes with storage cupboards over the bed and bedside cabinets.

BEDROOM THREE: 3.2m x 2.5m (10'7" x 8'2").

BEDROOM FOUR: 3.4m x 2.5m (11'2" x 8'1"); with fitted corner dressing table and drawers.

BEDROOM FIVE: 3.4m x 2.2m (11'2" x 7'4"); with storage cupboard.

BATHROOM: Recently installed 4-piece Roca suite comprising wall-hung w.c. with push button flush, wall-hung washbasin with chrome mixer tap, corner bath with chrome mixer tap and walk-in shower with fixed curved glass panel, ceiling mounted rain shower and separate hand-held shower head, tiled walls, tiled floor, chrome heated ladder style towel rail.

OUTSIDE: Front lawn with planting borders and paved pathway to front door. Double tarmac drive providing parking for 2 cars side-by-side leading to DOUBLE INTEGRAL GARAGE 5.2m x 5.2m (17'2" x 17'2") with 2 separate remote control electrically operated garage doors, electric light and power. Access along the side of the house leading to a large west-facing enclosed private rear garden with feature stone cobbled patio area, large lawn with planting borders and gravelled areas, well stocked with plants and shrubs, timber boundary fence, timber storage shed. The rear boundary adjoins open woodland.

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SERVICES: Mains gas, water, electric and drainage are connected.

HEATING: Gas fired hot water central heating (boiler installed in 2018) complemented by sealed unit double glazing in PVC frames.

EXTRAS: PVC soffits and fascia boards.

TENURE: We are informed by the owners that the property is freehold

COUNCIL TAX BAND F.

EPC: The energy efficiency rating for this property is C.

VIEWING: By appointment with our office.



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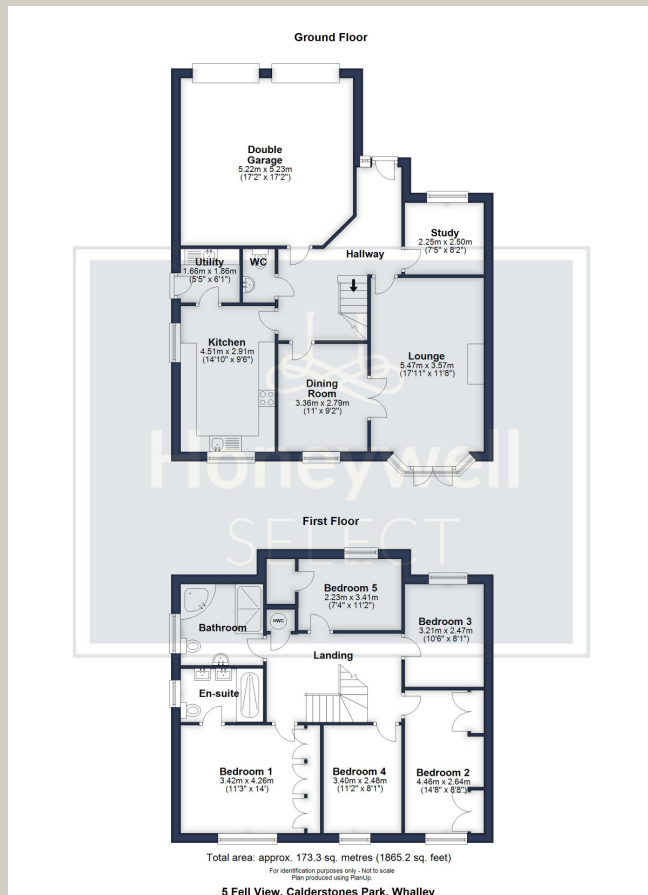
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