

28 OAKDALE DRIVE
WHALLEY
BB7 9FW

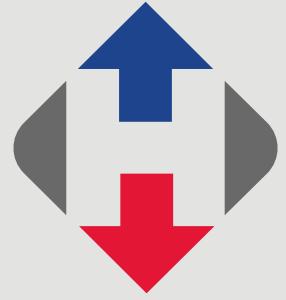
£425,000



- Superb executive detached house
- Spacious living room, dining room
- Garage, drive, south-facing gardens
- Gas CH & PVC double glazing
- 5 bedrooms - 3 with en-suite facilities
- Modern fully fitted dining kitchen
- Utility room & study
- 161 m2 (1,730 sq ft) approx.

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Tucked away in a quiet corner on the much sought-after Calderstones Park development, this detached executive family home is presented to a superb standard throughout. The property enjoys well tended, lawned, south-facing gardens to the rear and benefits from ample parking and an integral garage.



The internal accommodation comprises a spacious entrance hallway with cloakroom and double doors through to the dining room, a study/snug with built-in storage, spacious living room with a multi-fuel burner and a good-sized fully fitted dining kitchen and useful utility.

On the first floor are five bedrooms – three having en-suite facilities and there is a 3-piece house bathroom.

LOCATION: From the centre of Whalley travel in the direction of Clitheroe and at the mini roundabout turn left into Station Road. Follow this road along into Mitton Road and continue straight over the next mini roundabout before taking the next left hand turn into Calderstones Park on Pendle Drive. Turn next left into Oakdale Drive and follow this road all the way round to a driveway on the right hand side. No 28 is the first house on the right.

ENTRANCE HALLWAY: With composite external door, Karndean flooring, Hive thermostat, staircase to the first floor landing.

CLOAKROOM: With 2-piece white suite comprising low suite w.c. and wash handbasin, half-tiled walls.

SNUG/STUDY: 4.0m x 2.3m (13' x 7'6"); with television and telephone points, understairs storage cupboard.

FORMAL DINING ROOM: 3.2m x 2.8m (10'6" x 9'1"); with glazed double doors, feature mirrored wall.

LIVING ROOM: 5.3m x 3.8m (17'3" x 12'7"); with contemporary multi-fuel burner in feature surround, television and telephone points, PVC French doors to the rear of the property.

FULLY FITTED DINING KITCHEN: 5.7m x 3.8m max, 2.5m min (18'9" x 12'5" max, 8'3" min); with range of fitted base and matching wall storage cupboards with complementary working surfaces and built-in appliances including fridge freezer, dishwasher, wine cooler, double oven and grill, one and a half bowl stainless steel sink unit, 4-ring gas hob with extractor hood over, low voltage lighting, PVC French doors to the rear of the property.



UTILITY ROOM: 1.8m x 1.7m (6' x 5'6"); with base and wall level storage cupboards, single drainer stainless steel sink unit, plumbed and drained for automatic washing machine, glazed external door to the side of the property.

FIRST FLOOR:

LANDING: With attic access point and airing cupboard housing pressurised water cylinder.

MASTER BEDROOM: 4.0m x 3.9m (13' x 12'10"); with fitted wardrobes, wall-mounted Hive thermostat. The bedroom enjoys a pleasant outlook to the front of the property.

EN-SUITE SHOWER ROOM: With 3-piece white suite comprising low suite w.c., vanity wash handbasin and corner shower enclosure with plumbed shower, fully tiled walls, low voltage lighting, heated stainless steel towel rail.

BEDROOM TWO: 3.9m x 3.4m (12'9" x 11'2").

JACK & JILL EN-SUITE SHOWER ROOM: With 3-piece white suite comprising low suite w.c., pedestal washbasin and corner shower enclosure with plumbed shower, fully tiled walls.

BEDROOM FIVE: 3.4m x 2.7m (11' x 8'11"); with access to the Jack-and-Jill en-suite shower room.

BEDROOM THREE: 3.7m x 3.0m (12'3" x 9'9").

BEDROOM FOUR: 3.5m x 2.7m (11'4" x 8'10").

FAMILY BATHROOM: With 3-piece white suite comprising low level w.c, pedestal hand washbasin and panelled bath, fully tiled walls, extractor fan.



OUTSIDE: To the front of the property a driveway provides parking for 4 cars and leads to an integral GARAGE 5.1m x 2.5m (16'10" x 8'2") with power and lighting points and Ideal wall-mounted central heating boiler.

The property enjoys a pleasant outlook to the front and a pathway leads round the side to a south-facing majority lawned rear garden with paved patio, flower bed border and shrubs, timber storage shed.

HEATING: Gas fired hot water central heating system on a Hive thermostat complemented by double glazed windows in PVC frames. The hot water system is complemented by solar panels.

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

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

COUNCIL TAX BAND F.

VIEWING: By appointment with our office.

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For identification purposes only - Not to scale
Plan produced using PlanUp.

28 Oakdale Drive, Calderstones Park









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*28 Oakdale Drive, Whalley, BB7 9FW
MJ/SMR/060819*

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1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk

The Fountains, Barrowford. BB9 8LQ
T: 01282 698200 E: barrowford@honeywell.co.uk

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