



Honeywell
SELECT

17 Hawthorn Close, Whalley, BB7 9RD

Spacious executive detached house

£459,950



- 5 bedrooms, 2 with en-suite
- Attractive cul-de-sac location
- Driveway & double garage
- Lounge, dining room & study
- Dining kitchen & French doors
- 160 m² (1,720 sq ft) approx.

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

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17 Hawthorne Close Whalley

A large family sized detached house situated on a cul-de-sac within this popular development in Whalley. This spacious house has an attractive entrance hallway, lounge with bay window, separate dining room, study, dining kitchen and utility,

On the first floor are five bedrooms, two en-suites and a four-piece house bathroom. Benefits include fitted wardrobes in all the bedrooms, a modern central heating boiler, PVC fascias and guttering, Karndean flooring in the kitchen and a feature fireplace in the lounge.

Externally the property benefits from a double driveway, double integral garage, front lawn and an enclosed rear garden with patio and lawn.

Calderstones Park is located on the edge of the extremely popular village of Whalley which offers fantastic amenities including a primary school, health centre, range of shops, bars and restaurants, railway station, churches and bus station.

LOCATION: Entering Calderstones Park through the stone gate posts, proceed straight on to the T-junction and turn right, then second left into Beech Drive and first left into Hawthorn Close.

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

ENTRANCE HALL: With half-glazed front door. Spacious hallway with feature spindle staircase off to the first floor, alarm control panel and door to integral garage.

CLOAKROOM: With 2-piece white suite comprising low suite w.c. with push button flush and pedestal washbasin with tiled splashback.



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LOUNGE: 5.0m + bay x 3.6m (16'6" + bay x 11'11"); with feature bay window, coved cornicing, television point, feature fireplace housing 'Living Flame' coal effect gas fire with marble hearth and inset and attractive wooden surround, double doors leading to dining room.

DINING ROOM: 4.3m x 2.7m (14'3" x 8'10"); with coved cornicing and PVC French doors opening onto the rear garden.

STUDY: 2.2m x 2.6m (7'4" x 8'6"); with BT telephone point.

DINING KITCHEN: 5.0m x 3.6m (16'5" x 11'9"); with fitted range of wood effect laminate wall and base units with complementary dark laminate working surface and tiled splashback with under unit lighting, integrated Neff stainless steel double oven, 4-ring stainless steel gas hob with extractor over, one and a half bowl single drainer sink unit with mixer tap, integrated dishwasher and double fridge, Karndean flooring. Dining area with French doors opening onto the rear garden and BT telephone point.

UTILITY ROOM: 1.6m x 2.3m (5'4" x 7'8"); fitted range of wall and base units, laminate working surface and tiled splashback, stainless steel single drainer sink unit, plumbing for a washing machine, space for tumble drier, wall-mounted Worcester central heating boiler installed in March 2017, Karndean flooring, door to side access.

FIRST FLOOR:

SPACIOUS LANDING: With spindles and balustrade, loft access and airing cupboard.

BEDROOM ONE: 3.6m x 3.8m opening to 4.7m (11'10" x 12'7" opening to 15'4"); with television point, BT telephone point, range of fitted wardrobes.

EN-SUITE SHOWER ROOM: With 3-piece white suite comprising low suite w.c. with push button flush, pedestal washbasin with chrome mixer tap and double shower enclosure with fitted thermostatic shower, part-tiled walls, shaver point.



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BEDROOM TWO: 3.8m x 2.9m (12'6" x 9'5") + wardrobes: with a range of fitted wardrobes.

EN-SUITE SHOWER ROOM: With 3-piece white suite comprising low suite, pedestal wash handbasin with chrome mixer tap and double shower enclosure with fitted thermostatic shower, part-tiled walls, extractor fan and shaver point.

BEDROOM THREE: 3.5m x 2.8m (11'6" x 9'4"); with built-in wardrobe.

BEDROOM FOUR: 3.9m x 2.4m (12'11" x 8'); with built-in wardrobe.

BEDROOM FIVE: 3.6m x 2.7m (11'11" x 8'9"); with built in wardrobe.

BATHROOM: With 4-piece white suite comprising low suite w.c. with push button flush, pedestal wash handbasin with chrome mixer tap, panelled bath with chrome mixer tap and separate shower enclosure with fitted thermostatic shower, part-tiled walls, shaver point, extractor fan.

OUTSIDE: To the front of the property is a lawned garden, tarmac double driveway providing parking for 2 cars side by side leading to a double integral GARAGE 5.1m x 4.9m (16'8" x 16") with up-and-over door, power and light.

Access along the side of the house leading to an enclosed rear garden with patio area, lawn, timber boundary fencing and outside light, outside tap.

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

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HEATING: Gas central heating with a boiler installed in March 2017, gas fire in the lounge and complemented by sealed unit double glazing in PVC frames.

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 E.

ADDITIONAL INFORMATION: An estate charge is payable of £103 per annum.

VIEWING: By appointment with our office.



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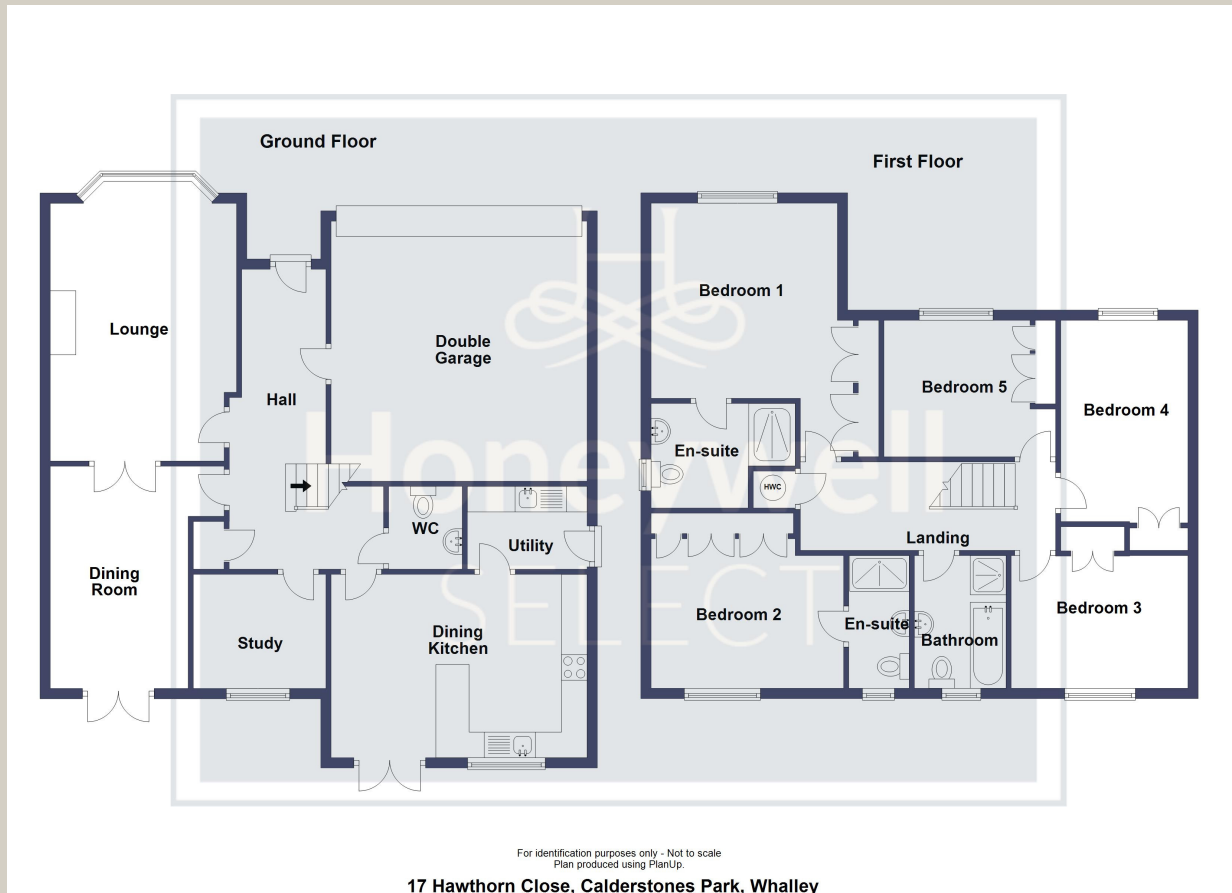
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