



Honeywell
SELECT

44 Beech Drive, Whalley, BB7 9RA

An executive detached family home

£465,000



- 5 bedrooms – master en-suite
- Open plan living/dining area
- Much sought after village loc

- Modern fitted kitchen & utility
- Presented to a high standard
- 173 m² (1,861 sq ft) approx.

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

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44 Beech Drive, Calderstones Park, Whalley

An immaculate detached family house situated on the Calderstones Park development in the sought after village of Whalley. This five bedroom home is presented to a superb standard throughout with a bright spacious open plan living/dining area, modern fitted breakfast kitchen and utility, study cloakroom, five good bedrooms, the master with Sharps fitted wardrobes and en-suite shower room and a good-sized four-piece house bathroom.

Outside the property enjoys a well tended majority lawned rear garden with timber and paved patio areas along with a three car driveway and integral double garage.

Whalley offers a great range of village amenities with bars and restaurants, a primary school, health centre and church along with offering a direct link to Manchester on the train. 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. Follow the road to the T-junction, then first left into Beech Drive and number 44 is on the right hand side.

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

ENTRANCE HALL: With composite external door, laminate wood effect flooring, staircase to first floor with glass balustrade, understairs storage cupboard, Hive central heating system and integral door to garage.

CLOAKROOM: 2-piece white suite comprising low level w.c. and wash handbasin, stainless steel towel rail, laminate wood effect flooring and partially-tiled walls.



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STUDY/SNUG: 2.5m x 2.3m (8'2" x 7'5"); with television point.

LIVING ROOM: 5.4m x 3.6m (17'11" x 11'8"); with electric fire in feature surround, UPVC patio doors to the rear garden, television point and open to:

DINING ROOM: 3.5m x 2.8m (11'6" x 9'1"); with laminate wood effect flooring.

BREAKFAST KITCHEN: 4.6m x 2.9m (15' x 9'7) with a range of modern fitted base and matching wall storage cupboards with complementary working surfaces and a freestanding breakfast bar, a range of built-in appliances including double electric oven, dishwasher, one and a half bowl sink unit with Quooker Boiling water tap, 4-ring induction hob with a stainless steel extractor hood over, built-in fridge freezer, LED lighting and tiled flooring with underfloor heating.

UTILITY ROOM: 1.9m x 1.7m (6'1" x 5'5"); with base level storage cupboards and complementary working surfaces, stainless steel sink unit, plumbed and drained for an automatic washing machine, LED spotlighting, tiled flooring with underfloor heating, partially tiled walls and external door to the side of the property.

INTEGRAL DOUBLE GARAGE: 5.2m x 5.3m (17'2" x 17'4") with 2 electric up-and-over doors, power and lighting points.

FIRST FLOOR:

LANDING: With glass balustrade, attic access point and built-in storage with heat exchange unit.

MASTER BEDROOM: 4.2m x 3.4m (13'8" x 11'3"); with Sharps fitted wardrobes to one wall and television point.



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EN-SUITE SHOWER ROOM: With a 3-piece suite in white comprising low level w.c, pedestal hand washbasin, a shower enclosure with plumbed shower, partially-tiled walls, extractor fan and heated stainless steel towel rail.

BEDROOM TWO: 4.4m x 2.7m (14'7" x 8'9"); with vinyl wood effect flooring and television point.

BEDROOM THREE: 3.4m x 2.2m (11' x 7'2"); with vinyl wood effect flooring, television point and built-in storage cupboards.

BEDROOM FOUR: 3.4m x 2.4m (11'3" x 8'); with television point.

BEDROOM FIVE: 3.3m x 2.5m (10'9" x 8'2"); with fitted desks, storage and shelving and laminate flooring.

HOUSE BATHROOM: 4-piece suite in white comprising low level w.c., pedestal hand washbasin, panelled bath with television built-in and a corner shower enclosure with plumbed shower, half-tiled walls, tiled flooring, heated stainless steel towel rail, LED spotlighting and extractor fan.

OUTSIDE: To the front of the property is a three car driveway leading to the integral garage and the lawned garden area. Pathways lead down both sides of the property to a majority lawned rear garden with timber decking, flowerbed borders and an Indian stone flagged patio area.

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

HEATING: Gas fired hot water central heating system complemented by double glazed windows in PVC frames throughout.

COUNCIL TAX BAND F.

FREEHOLD

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

VIEWING: By appointment with our office.



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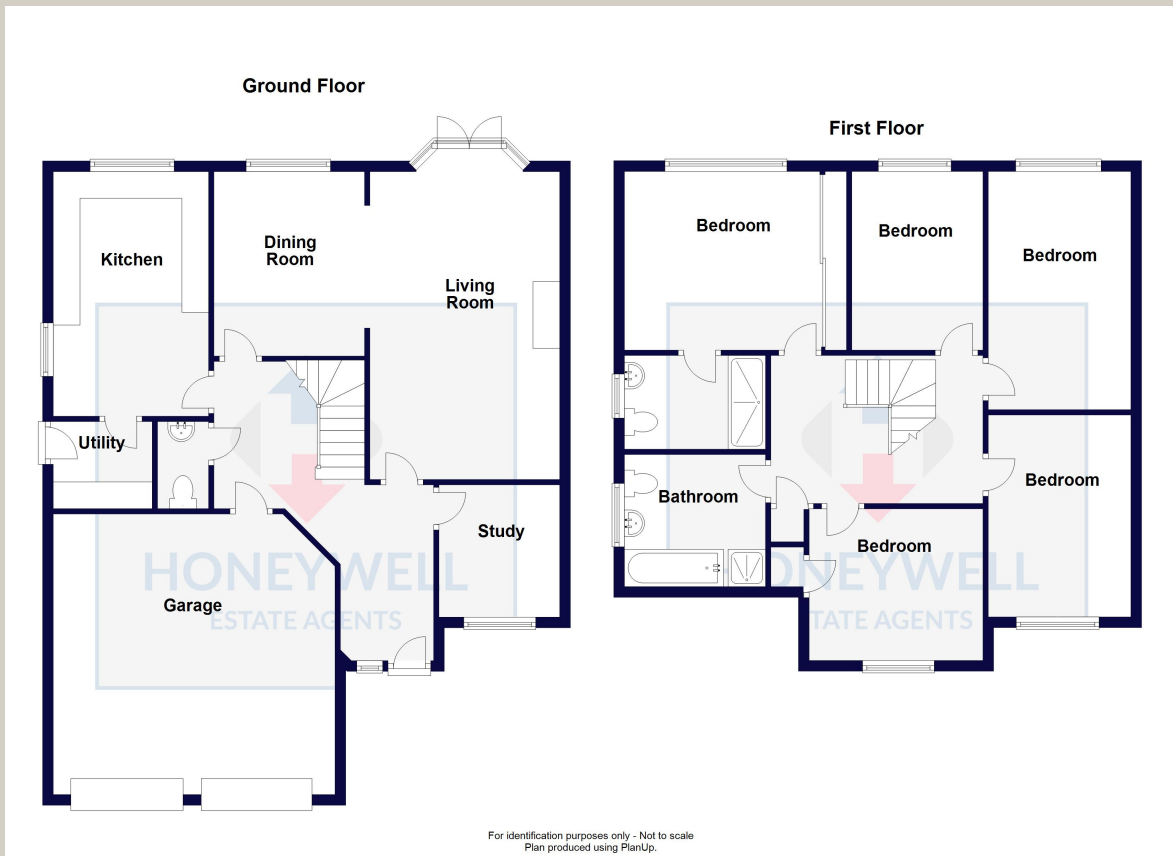
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