

21 NAB VIEW
WHALLEY
BB7 9YG

£385,000



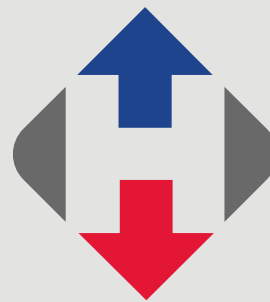
- Spacious semi-detached house
- 4 bedrooms, 2 bathrooms
- Lounge, 2-piece cloakroom & utility
- Large open-plan dining kitchen
- Close to the village centre
- Attractive landscaped rear garden
- Detached garage & driveway
- 113m² (1,214 sq ft) approx.

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A large semi-detached house built by David Wilson Homes in 2017 which offers the perfect family house and is within walking distance of the train station, Whalley Primary School and the wealth of amenities the village has to offer.

The house has well planned accommodation arranged across two floors with a bright hallway, cloakroom, lounge, utility and superb open-plan dining kitchen with French doors opening onto the rear garden. Upstairs there are four bedrooms, two have fitted wardrobes, the master has an en-suite shower room, plus a family 3-piece bathroom. Externally there is a front garden, driveway leading to a single detached garage and a lovely, landscaped rear garden with stone patio, lawn and decked patio.

The property has a light and airy feel with Amtico flooring throughout most of the ground floor. There are a range of fitted kitchen appliances, contemporary handleless wardrobes, thermostatic showers, gas central heating, PVC double glazing and an energy rating B. Viewing is recommended.



LOCATION: From Whalley centre turn left at the mini roundabout into Station Road and around 400 yards after passing under the railway bridge turn left into Abbey Farm View. Take the first turning on the left into Nab View and the house can be found on the left after around 250 yards.

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

ENTRANCE: Into:

HALLWAY: With staircase off to first floor with spindles and oak balustrade, Amtico flooring and window to the side of the front door.

CLOAKROOM: 2-piece white suite comprising low-suite w.c. with push button flush and pedestal wash-hand basin with chrome mixer tap and tiled splashback, Amtico flooring.

LOUNGE: 3.3m x 5.0m (10'11" x 16'5"); with a television point and door to:

DINING KITCHEN:

Kitchen Area: 3.4m x 3.6m (11'1" x 11'8"); large open-plan dining kitchen with a fitted range of

cream gloss wall and base units with complementary wood effect laminate work surface and splashback with under unit lighting. Stainless steel single drainer sink unit with mixer tap, integrated double electric oven, 6-ring stainless steel gas hob with stainless steel extractor canopy over, integrated fridge-freezer and dishwasher, under stairs storage cupboard and Amtico flooring.

Dining Area: 4.1m x 2.8m (13'6" x 9'1"); spacious dining area with space for a table and chairs, Amtico flooring and glazed PVC French doors opening onto the rear garden with picture windows to either side.

UTILITY ROOM: 2.0m x 1.8m (6'5" x 6'0"); with a fitted range of cream gloss wall and base units with laminate work surface, plumbing for a washing machine, space for a tumble dryer, Amtico flooring and half-glazed composite door to side driveway.





FIRST FLOOR:

LANDING: With loft access and storage cupboard.

BEDROOM ONE: 3.4m x 3.7m (11'2" x 12'1"); with modern handleless white matt range of double wardrobes.

EN-SUITE SHOWER ROOM: 3-piece white suite comprising low-suite w.c. with push button flush, pedestal wash-hand basin with chrome mixer tap and a double shower enclosure with fitted thermostatic shower, part-tiled walls, extractor fan and a heated ladder style towel rail.

BEDROOM TWO: 3.6m x 3.4m (11'8" x 11'3"); with fitted handleless contemporary wardrobe.

BEDROOM THREE: 2.4m x 2.8m (7'10" x 9'3").

BEDROOM FOUR: 2.1m x 3.4m (6'11" x 11'2").

BATHROOM: With 3-piece white suite comprising low suite w.c. with push button flush, pedestal wash-hand basin with chrome mixer tap and panelled bath with chrome tap and thermostatic shower over with glass shower screen, part-tiled walls, tall heated ladder style towel rail and extractor fan.

OUTSIDE: To the front of the property there is a front garden with paved pathway to the front door and a tarmac drive leading to SINGLE DETACHED GARAGE measuring 5.2m x 2.5m (16'11" x 8'3") with up-and-over door, power and light. Gated access leads to an enclosed good-sized rear garden with grey Indian stone paved patio area, good-sized central lawn edged with railway sleepers, raised flowerbeds with railway sleepers, corner decked patio area, timber boundary fence and cold water tap.

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

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

SERVICE CHARGE: The estate charge for the property is approximately £295 per annum.

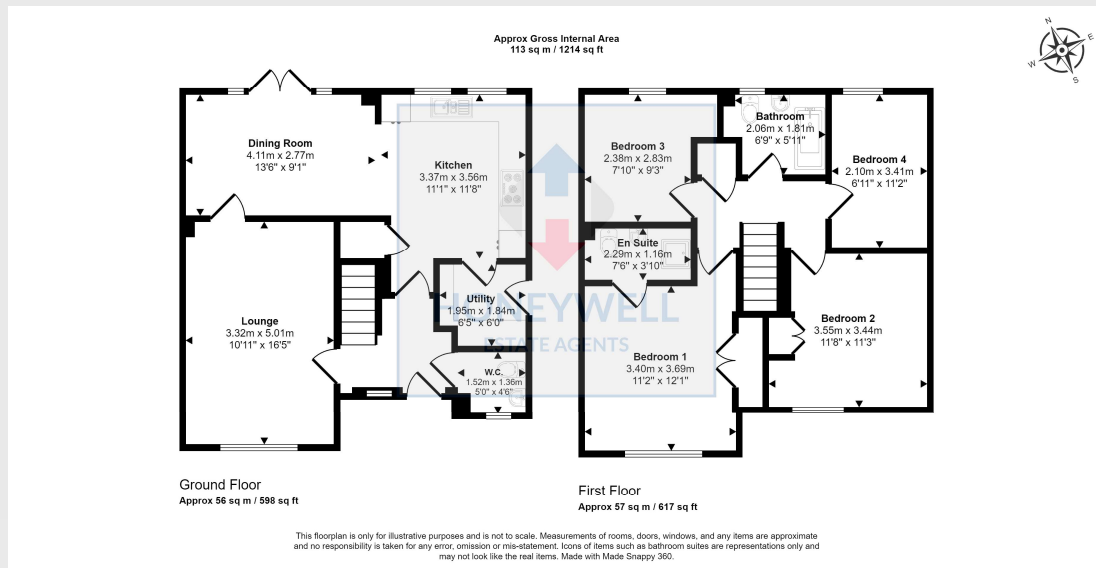
TENURE: Freehold.

COUNCIL TAX BAND D.

EPC: The energy efficiency rating of the property is B.

ADDITIONAL INFORMATION: There is the remainder of the 10 year NHBC guarantee.





21 Nab View, Whalley, BB7 9YG
CD/CJ/130224

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