

7 HAYHURST ROAD
WHALLEY
BB7 9RL

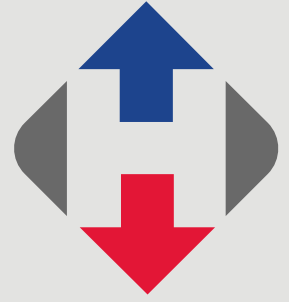
£495,000



- Stunning extended detached home
- Open-plan living kitchen
- Tri-fold doors onto landscaped gardens
- 4 bedrooms, master en-suite & study
- Separate lounge with contemporary fire
- Driveway & integral garage
- Gas CH & UPVC double glazing
- 136 m2 (1,468 sq ft) approx. plus garage

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Situated on a much sought after development of detached family homes, a short walk away from Whalley centre and its ever growing number of amenities, this four bedroom detached family home has been modernised and extended by the current vendors to an exceptional standard. The property now offers contemporary living space with quality fittings throughout in one of the most sought after Ribble Valley villages.



Accommodation comprises an entrance hallway, cloakroom, large study or snug lounge, a living room with contemporary fire, a high end Nolte fitted German kitchen which opens into the extended open-plan living room with corner multi-fuel burner, tri-fold doors and vaulted ceilings with five Velux windows. On the first floor, the large master room benefits from a dressing area with fitted wardrobes to both walls which leads into a modern en-suite with 3-piece suite. The three further bedrooms all enjoy fitted wardrobes and the house bathroom has a stunning 3-piece suite with bath and rainfall and mixer showers.

Outside a driveway provides off-road parking for three cars leading to the integral garage with pathways leading around to a fully landscaped rear garden with a southerly aspect.

LOCATION: From the centre of Whalley travel in the direction of Clitheroe, continuing straight over the mini roundabout onto Clitheroe Road. From here take the next left hand turn onto Hayhurst Road and follow this road around to the right hand side. As the road rises up slightly, number 5 is positioned on the right hand side down a small cul-de-sac.

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

ENTRANCE HALLWAY: With composite external door, tiled floor, staircase to the first floor landing with oak balustrade, understairs storage cupboard and low voltage lighting.

CLOAKROOM: With a contemporary 2-piece suite in white comprising a low level w.c. and corner wash-hand basin, part-tiled walls and heated towel rail.

STUDY: 3.0m x 3.0m (9'10" x 9'11"); with built-in and wall-mounted storage cupboards, television point and fitted desk.

LOUNGE: 4.7m x 3.3m (15'4" x 10'11"); with contemporary electric fire, television point and double doors through to dining area.

KITCHEN: 3.1m x 3.7m (10'4" x 12'1"); a Nolte German fitted kitchen with base and wall level storage cupboards and complementary work surfaces with sink unit with mixer tap incorporated, a range of built-in appliances including dishwasher, electric oven, microwave oven and Siemens induction hob with extractor hood over, American style fridge-freezer, electric underfloor heating, breakfast bar, low voltage lighting and open to:

LIVING DINING AREA: 8.0m x 3.3m (26'1" x 10'10"); with vaulted ceiling, 5 double glazed Velux windows, tri-fold doors to the rear garden, corner multi-fuel burner and television point.





FIRST FLOOR:

LANDING: With attic access point and built-in storage cupboards.

BEDROOM ONE: 2.8m x 5.3m (9'0" x 17'4"); with fitted wardrobes to two walls and television point.

EN-SUITE SHOWER ROOM: 3-piece contemporary suite in white comprising a concealed low level w.c., vanity wash-hand basin and a corner shower enclosure with plumbed, rainfall and mixer showers, tiled floor, fully tiled walls, low voltage lighting, extractor fan and heated towel rail.

BEDROOM TWO: 2.6m x 3.4m (8'5" x 11'0"); with built-in cupboards.

BEDROOM THREE: 2.5m x 3.1m (8'3" x 10'3"); with fitted wardrobes to one wall.

BEDROOM FOUR: 2.5m x 3.3m (8'0" x 10'8"); with fitted wardrobes to one wall.

HOUSE BATHROOM: 3-piece contemporary suite in white comprising a concealed low level w.c., vanity wash-hand basin and a bath with rainfall and mixer showers, fully tiled walls, tiled



floor, heated towel rail, low voltage lighting and extractor fan.

OUTSIDE: To the front of the house is a tarmac driveway providing off-road parking for 3 cars leading to an INTEGRAL GARAGE with up-and-over door, power, light and combination central heating boiler. Pathways lead around both sides of the property to a landscaped rear garden with 2 separate patio areas, lawned garden with flowerbeds and shrubs surrounding. The garden enjoys a southerly aspect.

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

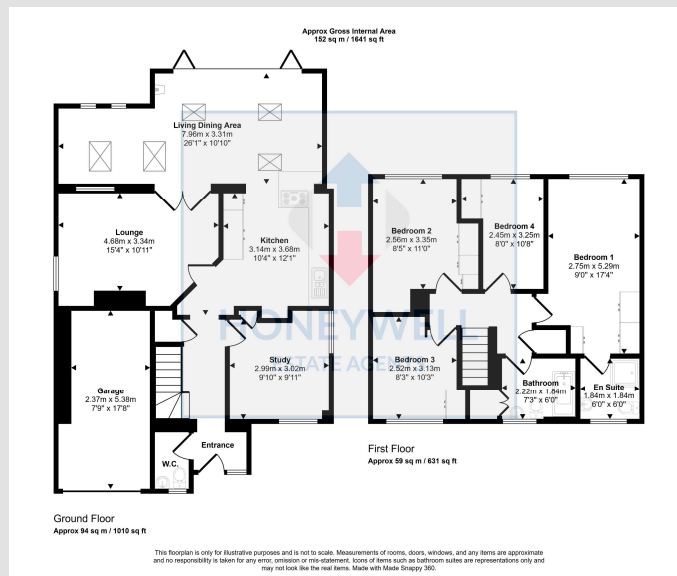
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND E.

VIEWING: By appointment with our office.

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