

5 PAINTER CRESCENT
BILLINGTON
BB7 9XN

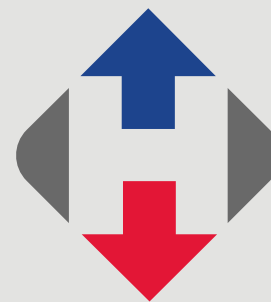
£429,950



- Modern detached on corner plot
- 4 bedrooms, 1 with en-suite
- Lounge with Karndean floor
- Spacious dining kitchen with appliances
- Views of Pendle Hill to the front
- Garage and ample parking
- South-west facing garden areas
- 119 m2 (1,278 sq ft) approx. plus garage

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A beautiful modern detached house set on a generous corner plot at the end of a cul-de-sac which offers superb family accommodation with a bright modern finish. Built in 2016, this attractive development offers great access to Whalley. The house has an entrance hallway with herringbone Karndean flooring and a lounge with contemporary fireplace which is open to a large dining kitchen. The kitchen has a range of integrated appliances, a dining area large enough for a 6-seater table and French doors opening onto the rear garden. The ground floor also offers a utility room, 2-piece cloakroom and integral garage with access from the hallway. Upstairs there are four good-sized bedrooms, three with built-in wardrobes, an en-suite shower room and family bathroom.



Outside there is a great driveway to the front providing ample parking and garden areas to the side and rear which are south-west facing and attract the afternoon and evening sun. The garden offers different seating areas, some with lovely outlooks towards Kemple End. Viewing is essential.

LOCATION: From Whalley centre, cross over the bridge and head up the hill towards Billington. After around 500 yards, turn left into Nab Rise, follow the road round the right-hand bend and at the T-junction turn left into Painter Crescent. Number 5 is located at the top on the right.

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

ENTRANCE HALL: With spindle staircase off to first floor with understairs storage cupboard, door to integral garage, alarm control panel and feature wood effect herringbone Karndean flooring.

LOUNGE: 3.7m x 5.0m (12'0" x 16'6"); with television point, contemporary modern electric fireplace and feature wood effect herringbone Karndean flooring. Open to:

DINING KITCHEN: 6.9m x 2.8m (22'8" x 9'3"); an open-plan dining kitchen with a fitted range of white gloss wall and base units with white quartz

work surface and tiled splashback, built under ceramic sink unit with chrome mixer tap, integrated double electric oven, 5-ring gas hob with ceiling-mounted stainless steel and curved glass extractor canopy over, integrated dishwasher and fridge-freezer, breakfast bar, ceramic tiled floor, dining area with space for 6-seater dining table and chairs, television point and glazed PVC French doors opening onto rear garden.

UTILITY ROOM: 1.6m x 1.8m (5'2" x 5'9"); with base cupboards with complementary quartz work surface, built under sink and chrome mixer tap, wall-mounted Worcester central heating boiler, plumbing for a washing machine, space for a tumble dryer, tiled floor and half-glazed door to rear garden.

CLOAKROOM: 2-piece Duravit white suite comprising low suite w.c. with push button flush, wall-hung corner wash-hand basin with tiled splashback and chrome mixer tap and ceramic tiled floor.





FIRST FLOOR:

LANDING: With spindles and balustrade, built-in storage cupboard and loft access.

BEDROOM ONE: 3.7m x 3.8m (12'2" x 12'8"); with built-in wardrobes, lovely views across Whalley towards Pendle Hill and television point.

EN-SUITE SHOWER ROOM: 3-piece Duravit white suite with low suite w.c. with push button flush, wall-mounted semi-pedestal wash-hand basin with chrome mixer tap, fitted shower enclosure with thermostatic shower, part-tiled walls, recessed spotlighting and extractor fan.

BEDROOM TWO: 2.7m x 3.2m (8'11" x 10'4"); with built-in storage cupboard and outlooks across Whalley towards Pendle Hill.

BEDROOM THREE: 3.4m x 3.4m (11'2" x 11'1"); with built-in wardrobe.

BEDROOM FOUR: 2.3m x 2.9m (7'6" x 9'5"); with a wall-to-wall range of built-in wardrobes.

BATHROOM: 3-piece Duravit white suite comprising low suite w.c. with push button flush, wall-hung semi-pedestal wash-hand basin with chrome mixer tap, panelled bath with chrome mixer tap and thermostatic shower over with



glass shower screen, part-tiled walls, recessed spotlighting and shaver point.

INTEGRAL GARAGE: 2.6m x 5.0m (8'8" x 16'4"); with doorway from hallway, up-and-over door, power and light.

OUTSIDE: To the front of the property is a good-sized tarmac driveway providing ample parking and well-stocked planting borders. Access along the side of the house leads to a good-sized south-west facing rear garden. The main garden area has a grey Indian stone flagged patio area and pathways with outside lighting and outside tap. There is a central gravelled area with surrounding Indian stone paved pathways and patios and raised planting borders. To the side of the house, steps lead up to a raised garden with Indian stone flagged patio area, tiered gravelled planting areas and patio with excellent outlooks towards Kemple End.

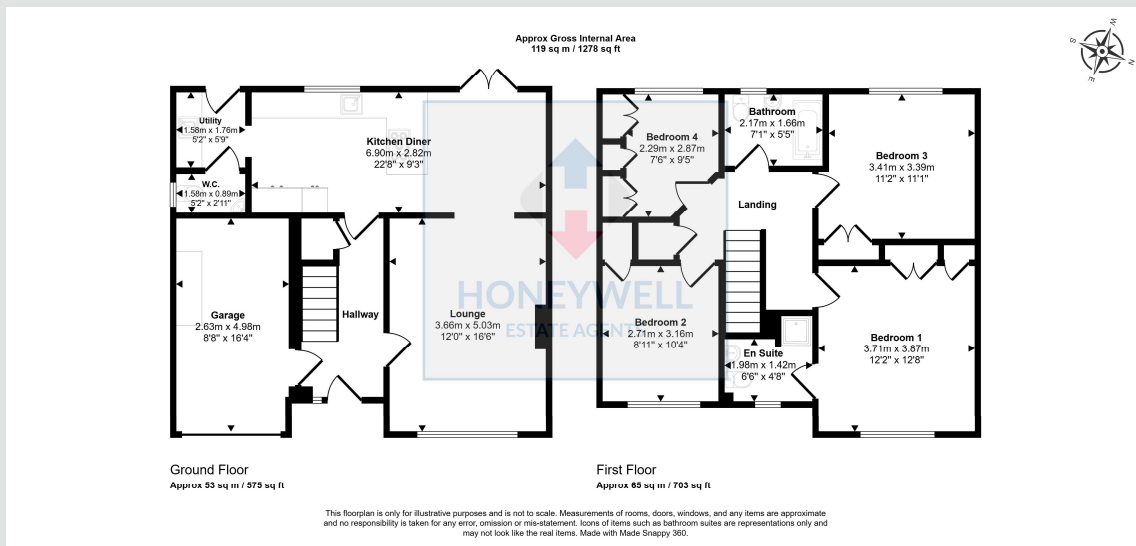
HEATING: Gas fired hot water central heating system complemented by double glazed windows.

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

TENURE: Leasehold with annual ground rent of £200 per year with is fixed for the term of 250 years.

COUNCIL TAX BAND E. EPC Rating: C.





5 Painter Crescent, Billington, BB7 9XN
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