

curtis law

ESTATE AGENTS



Durham Road, Wilpshire

Set in the charming area of Wilpshire, this delightful four-bedroom detached family home on Durham Road presents an exceptional opportunity for those seeking to upsize. With two spacious reception rooms, this property offers ample space for both relaxation and entertaining, making it perfect for family gatherings or hosting friends.

The home boasts four well-proportioned bedrooms, providing comfortable living for families of all sizes. The two bathrooms ensure convenience for busy mornings and family life. The property is designed to cater to the needs of modern living while maintaining a warm and inviting atmosphere.

One of the standout features of this residence is the stunning scenic views overlooking the Ribble Valley. Imagine enjoying your morning coffee or evening meals while taking in the picturesque landscape that surrounds you. This tranquil setting enhances the appeal of the home, making it a perfect retreat from the hustle and bustle of everyday life.

Located in the heart of Wilpshire, this property is ideally situated for families looking to settle in a friendly community with access to local amenities and excellent schools. The combination of space, comfort, and beautiful surroundings makes this home an ideal choice for those looking to create lasting memories in a wonderful environment.

In summary, this four-bedroom detached house on Durham Road is a fantastic opportunity for families seeking a spacious and inviting home in a scenic location. Don't miss the chance to make this lovely property your own.

- Four Double Bedrooms
- Ideal Wilpshire Location
- Solar Panels Owned Outright
- Driveway Parking For Multiple Cars & Double Garage
- Council Tax Band: D
- Scenic Views Overlooking Ribble Valley
- Detached Family Home
- Low Maintenance Rear Gardens
- Viewing Essential

Offers in the region of £385,000

Ground Floor

Porch

2'9" x 6'7" (0.86 x 2.03)

Composite UPVC entrance door, tiled flooring.

Hallway

7'9" x 6'6" (2.38 x 2.00)

Single glazed entrance door, ceiling light fitting, central heating radiator, door to kitchen/diner, stairs to split level lower ground floor and first floor, laminate flooring.

Kitchen/Diner

20'9" x 11'8" (6.35 x 3.57)

UPVC double glazed window, UPVC double glazed French doors, ceiling light fittings, a range of wall and base units with contrasting worktops, inset stainless sink with drainer and high spout mixer tap, inset electric oven and integrated microwave, electric hob with extractor hood, central heating radiator, laminate flooring.

Split Level Lower Ground Floor

Bathroom

7'5" x 7'7" (2.27 x 2.32)

UPVC double glazed frosted window, central heating towel rail, ceiling light fitting, close coupled WC with dual flush, full pedestal wash basin with waterfall tap, panel bath with showerhead attachment and jacuzzi style bath, full tiled elevations, laminate flooring.

Living Room

12'3" x 18'1" (3.75 x 5.52)

UPVC double glazed window, central heating radiator, ceiling light fitting, feature fireplace with surround and hearth, television point, patio doors to conservatory/summer room, laminate flooring.

Conservatory/Summer Room

12'9" x 12'5" (3.91 x 3.81)

UPVC double glazed surround, UPVC double glazed Velux windows, UPVC double glazed French doors, ceiling spotlights, access to rear garden, laminate flooring.

First Floor

Landing

7'8" x 4'11" (2.36 x 1.51)

UPVC double glazed window, doors to two bedrooms, stairs to split level upper first floor, ceiling light fitting, carpeted flooring.



Bedroom Four

9'3" x 7'9" (2.84 x 2.38)

UPVC double glazed window, ceiling light fitting, central heating radiator, laminate flooring.

Master Bedroom

12'3" x 10'0" (3.74 x 3.05)

UPVC double glazed window, ceiling light fitting, central heating radiator, carpeted flooring.

Split Level Upper First Floor

Landing

10'0" x 4'7" (3.06 x 1.41)

Doors to two bedrooms and bathroom, storage cupboard with plumbing fitted, ceiling light fitting, carpeted flooring.

Bedroom Two

11'1" x 10'11" (3.38 x 3.35)

UPVC double glazed window, ceiling light fitting, central heating radiator, laminate flooring.

Bedroom Three

9'5" x 11'2" (2.88 x 3.42)

UPVC double glazed window, ceiling light fitting, central heating radiator, full pedestal vanity wash basin with mixer tap, carpeted flooring.

Bathroom

5'5" x 6'6" (1.66 x 1.99)

UPVC double glazed frosted window, ceiling light fitting, panel bath with showerhead attachment and glass screen, full pedestal wash basin with mixer tap, close coupled dual flush WC, full tiled elevations, laminate flooring.

External

Front

Open access to large driveway with access to entrance door and garage, Indian Stone driveway, laid-to-lawn area, mature shrubs and trees.

Rear

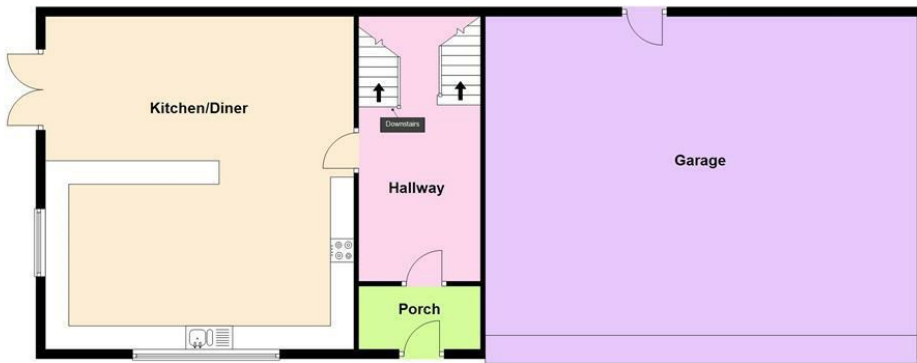
Enclosed rear garden with gated access either side, access to garage, Indian stone patio area and block paved surround, fenced surrounds, laid-to-lawn area, mature shrubs, trees and flowers.



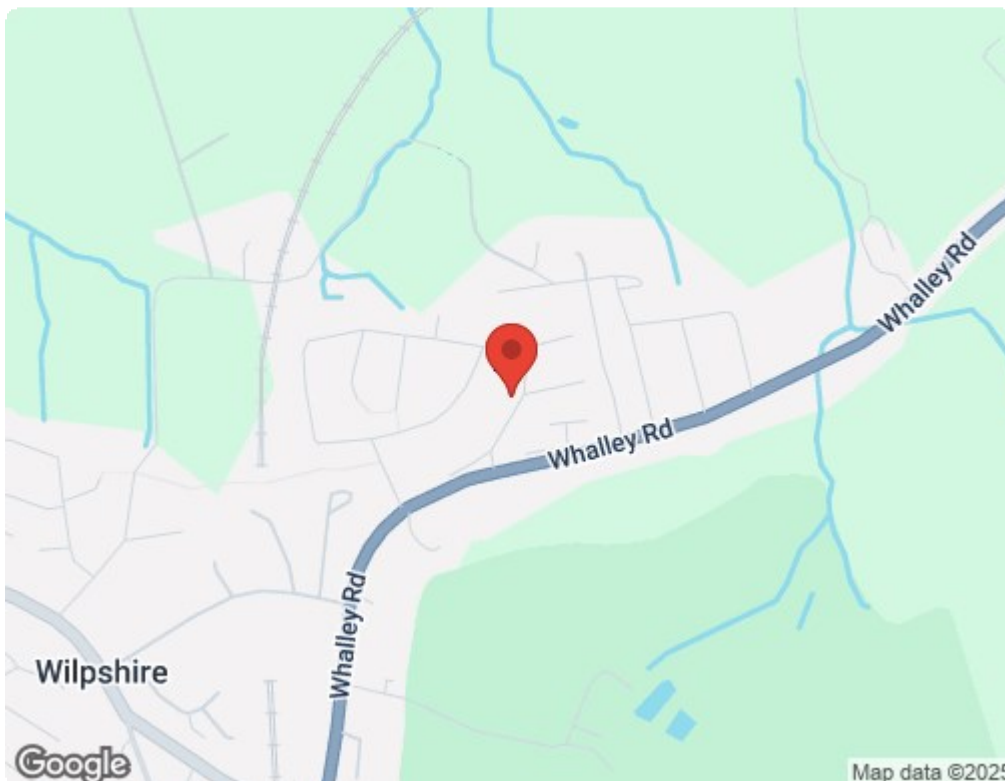
Split Level Lower Ground Floor



Ground Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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EU Directive 2002/91/EC		
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