



## 4 Durham Road, Wilpshire

£450,000 Freehold

**\*\*FIVE BEDROOM DETACHED HOME IN WILPSHIRE \*\*** Situated in this desirable Ribble Valley location with versatile accommodation this cherished family home has been meticulously cared for over the years, exuding warmth and comfort throughout.

Council Tax band: D

Tenure: Freehold





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This lovely property briefly comprises of a vestibule, hallway leading into a spacious lounge, a second reception room and a dining room offering perfect spaces for family living and entertaining friends. While the kitchen features ample storage with wall and base units expertly maximising the space available. A useful WC completes the ground floor.

Heading upstairs to first floor where the landing leads to five bedrooms, the master suite, complete with an ensuite, offers breath-taking views. There are three further well appointed bedrooms and a single that is currently being utilised as a home office which are all serviced by the three piece family bathroom.

Externally this beautiful home is surrounded by lush mature gardens adorned with trees, shrubs, lawns, and various patio and decked areas. Additionally, a single garage with power and lighting adds convenience and utility to this already impressive property. Whether you're seeking a space to host lively social events or unwind in the enclosed gardens, this home offers endless possibilities for customisation and enjoyment. With its desirable location, welcoming interiors, and versatile outdoor spaces, this property is poised to offer a luxurious lifestyle to its next fortunate owners.

With freehold tenure, council tax band D, and a water metre, this property offers practicality. The property also boasts excellent transport links thanks to its close proximity to the "Ramsgreave & Wilpshire" train station, giving easy access to Clitheroe and Manchester and it falls within the catchment area for esteemed Ribble Valley schools. Its locality and abundant living space make this property a unique opportunity for any family.



**Vestibule**

Vinyl flooring, wooden framed single glazed window and door.

**Hallway**

Vinyl flooring, ceiling coving, dado rail, stairs to first floor, panel radiator.

**Lounge**

Carpet flooring, ceiling coving, ceiling Rose, dado rail, gas fire with marble hearth and wood surround, x2 double glazed uPVC window, panel radiator.

**Dining Room**

LVT flooring, ceiling coving, double glazed uPVC window, panel radiator.

**Kitchen**

Fitted wall and base units with contrasting work surfaces, Neff induction hob, Neff oven and grill, Neff extractor fan, Bosch dishwasher, integrated fridge and freezer, tiled splash backs, stainless steel sink and drainer, under counter lights, double glazed uPVC window.

**Rear Hallway**

LVT flooring, storage cupboard, uPVC door.

**WC**

LVT flooring, two piece in white comprising of wc and basin, tiled splash backs, frosted double glazed uPVC window, panel radiator.

**Second Reception**

Carpet flooring, ceiling coving, electric wall fire, double glazed uPVC sliding doors leading to the rear garden, panel radiator.

**Landing**

Carpet flooring, dado rail, ceiling coving, frosted double glazed uPVC window x2.

**Bedroom One**

Double bedroom with carpet flooring, ceiling coving, ceiling spot lights, fitted furnishings, window seat, x2 double glazed uPVC windows, panel radiator.

**En-Suite**

Tiled flooring, three piece in white comprising of basin with vanity cupboard, mains fed shower enclosure and wc, tiled splash backs, ceiling spot lights, frosted double glazed uPVC window, towel radiator.

**Bedroom Two**

Double bedroom with carpet flooring, ceiling coving, storage cupboard, double glazed uPVC window, panel radiator.

**Bedroom Three**

Double bedroom with carpet flooring, ceiling coving, double glazed uPVC window.

**Bedroom Four**

Double bedroom with carpet flooring, ceiling coving, double glazed uPVC window, panel radiator.

**Bedroom Five**

Single bedroom with carpet flooring, ceiling coving, double glazed uPVC window, panel radiator.

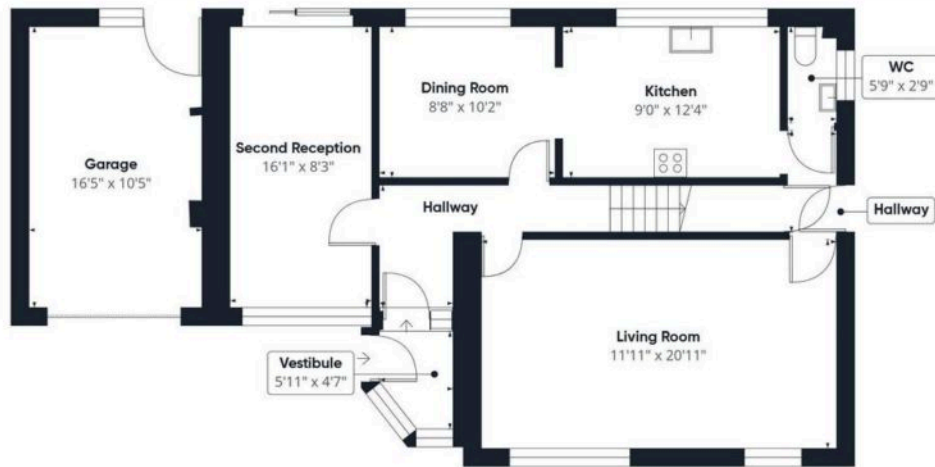
**Bathroom**

Vinyl flooring, three piece in white comprising of double basin with vanity storage, electric shower over bath and wc, tiled floor to ceiling, x2 double glazed frosted windows, panel radiator.









Floor 0



Floor 1



Approximate total area<sup>m</sup>  
1737 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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