



2 Nab Rise, Billington

£445,000 Leasehold

**** AN IMPRESSIVE MODERN 4 DOUBLE BEDROOM DETACHED FAMILY HOME POSITIONED ON A LARGER THAN AVERAGE PLOT WITH LANDSCAPED GARDENS & GENEROUS 4-CAR DRIVEWAY **** This stunning property is attractively presented and boasts fantastic living space which is superbly located on a favoured small development in Billington within walking distance of Whalley village to an array of amenities and the train station and with lovely countryside walks from the doorstep.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



This fantastic modern detached family home boasts an impressive 4 bedrooms and is situated on a superb larger corner plot with beautifully landscaped gardens, creating an enviable space. The property features an attractive modern open plan dining kitchen, ideal for entertaining guests, alongside a generous lounge, flexible sitting room, utility, and cloakroom, providing ample space for modern family living. Boasting an excellent 3-piece bathroom and modern en-suite shower room, as well as 4 excellent double bedrooms, this home offers both style and practicality. Additionally, its sought-after position on a desirable small development ensures a peaceful and idyllic setting, whilst still being within walking distance to Whalley Village, with its array of amenities. The property has lovely aspects with views towards Whalley Nab with lovely countryside walks to enjoy from the doorstep.

Externally, this property offers a wealth of outdoor space, with a spacious larger than average corner plot providing an impressive frontage with a lawned garden, mature trees, and planted borders, all enclosed by a stone front and side boundary wall. The excellent tarmac private driveway can accommodate at least 4 cars, ensuring ample parking for both residents and visitors.

A side gate and pathway lead to the superbly landscaped rear garden, complete with various seating areas designed to capture the sunshine. The well-maintained garden features a good-sized lawned area with planted borders, timber wooden balustrade, gate, stone-paved patio, power point, and lighting, creating a delightful outdoor retreat. Additionally, a timber decked patio with stone boundary wall and rear timber fencing provide additional space for relaxation and entertaining. With its exceptional outside space, this property offers the perfect balance. Early viewing is highly recommended.

- Stunning Modern Detached Family Home
- Superb Larger Corner Plot & Landscaped Gardens
- Ample Private Driveway For At Least 4 Cars
- Attractive Modern Open Plan Dining Kitchen
- Generous Lounge, Flexible Sitting Room, Utility & Cloakroom
- Excellent 3-pce Bathroom & En-suite Shower Room
- 4 Excellent Double Bedrooms
- Walking Distance to Whalley Village
- Lovely Front Aspects Towards Whalley Nab
- Sought After Position On Desirable Small Development



Entrance Hallway

Double glazed front entrance door, staircase leading to first floor.

Lounge

19' 0" x 11' 1" (5.79m x 3.38m)

Spacious living space with feature uPVC double glazed window overlooking large front garden, TV point, panelled radiator.

Sitting Room

16' 0" x 8' 7" (4.88m x 2.62m)

Versatile 2nd reception room with uPVC double glazed window with front outlooks over deep front garden area and outlooks towards Whalley Nab, recessed spotlighting, TV point, panelled radiator.

Open Plan Dining Kitchen

19' 4" x 10' 0" (5.89m x 3.05m)

Modern open plan arrangement with an attractive white high gloss fitted kitchen with contrasting laminate working surfaces and upstands, under unit LED spotlighting, integrated appliances including fridge freezer, stainless steel electric oven and eye level microwave oven, 5-ring gas hob and extractor canopy over with glass splash back, dishwasher, breakfast bar, 1½ bowl sink drainer unit with mixer tap, uPVC double glazed window overlooking rear garden, tiled effect flooring, panelled radiators, dining area with uPVC double glazed french doors leading out to garden, TV point, recessed spotlighting.

Utility Room

7' 0" x 5' 1" (2.13m x 1.55m)

Tiled effect flooring, wall mounted Worcester gas central heating boiler, built-in laminate working surface, plumbing for washing machine, space for tumble dryer, door to cloakroom, uPVC double glazed external rear door.

Cloakroom

2-pce white suite comprising low level w.c., pedestal sink with mixer tap, tiled splashback, panelled radiator, tiled effect flooring, uPVC frosted double glazed window.

Landing

11' 0" x 3' 2" (3.35m x 0.97m)

Carpet flooring, panelled radiator, loft access, uPVC double glazed window.

Bedroom One

15' 0" x 11' 7" (4.57m x 3.53m)

Spacious double room, carpet flooring, built-in wardrobes, panelled radiator, uPVC double glazed window with elevated aspects across to Whalley Nab.

En-suite Shower Room

6' 0" x 5' 6" (1.83m x 1.68m)

3-pce white suite comprising shower enclosure with shower over with panelled walls within, pedestal wash basin, part tiled walls, low level w.c., wood effect flooring, uPVC double glazed window, extractor fan, shaver point.

Bedroom Two

10' 0" x 9' 7" (3.05m x 2.92m)

Double Room, carpet flooring, built-in wardrobe, panelled radiator, uPVC double glazed window.

Bedroom Three

10' 0" x 8' 0" (3.05m x 2.44m)

Double room, carpet flooring, panelled radiator, uPVC double glazed window.

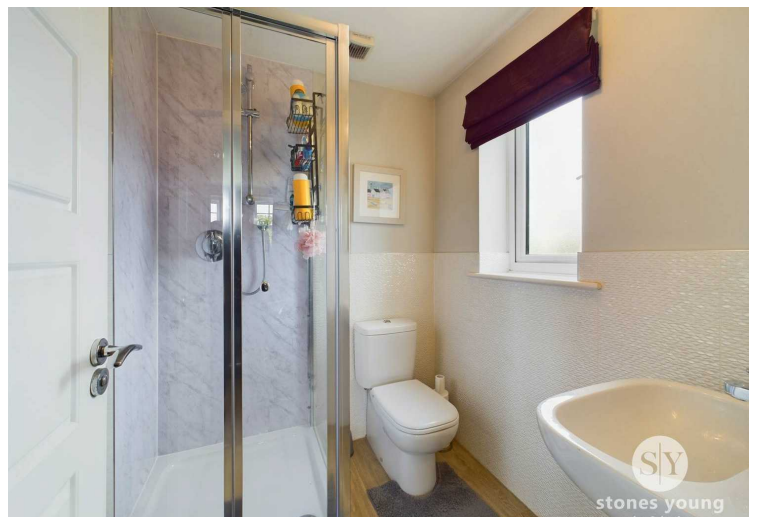
Bedroom Four

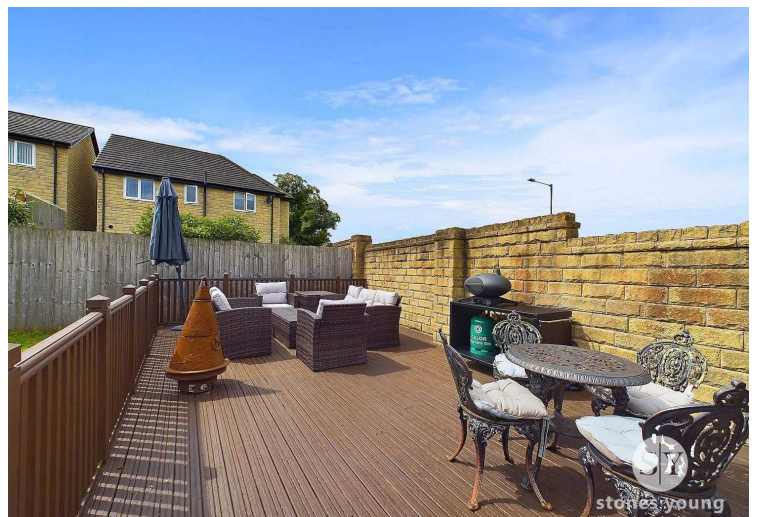
8' 0" x 10' 7" (2.44m x 3.23m)

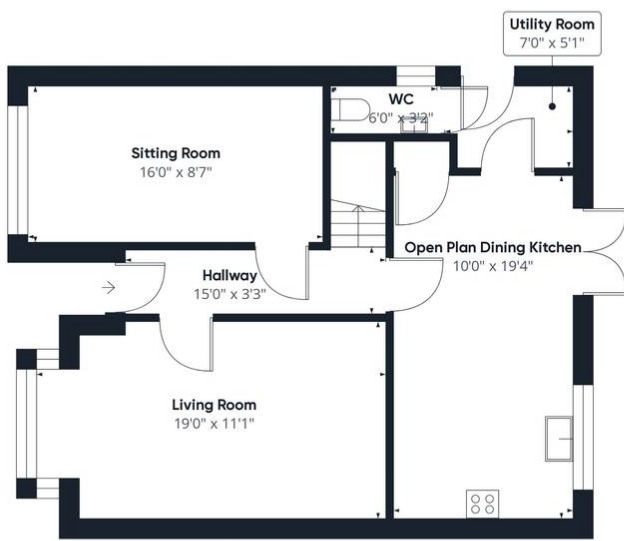
Carpet flooring, panelled radiator, uPVC double glazed window with lovely front outlooks towards Whalley Nab.

Bathroom

3-pce white suite comprising panelled bath, part tiled walls, wall hung sink and mixer tap, shaver point, low level w.c., panelled radiator, uPVC frosted double glazed window.







Floor 0



Floor 1

Approximate total area⁽¹⁾
1304.8 ft²

(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.

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