

## 73 Mitton Road, Whalley

£675,000 Freehold

This immaculate 4-bedroom detached house presents a rare opportunity to reside in a beautifully renovated and luxurious family home with an outstanding light-filled contemporary living dining kitchen which is a highlight of the property and definitely the heart of the home, a fantastic social space. Situated on an individual corner plot with established enclosed gardens, this home offers ample parking with a 4-car driveway and frontage, perfect for modern-day living in a sought-after area within walking distance to Whalley Village.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



This immaculate 4-bedroom detached house presents a rare opportunity to reside in a beautifully renovated and luxurious family home. Entering the property, you are greeted by an impressive open hallway leading to two superb reception rooms, a 2-piece cloakroom, all boasting underfloor heating. The outstanding light-filled contemporary living dining kitchen is a highlight of the property and definitely the heart of the home, a fantastic social space featuring luxurious quartz worktops, large bi-fold doors opening to the rear garden, and high-end integrated appliances with a useful utility room off. The first floor offers 4 double bedrooms, including a stunning master en-suite shower room and a sumptuous modern family 4-pce bathroom. There is a high specification finish throughout this incredible home, including pleasant views from the first-floor, making it an ideal choice for a growing family seeking a move-in-ready home.

Situated on an individual corner plot with established enclosed gardens, this home offers ample parking with a 4-car driveway and frontage, perfect for modern-day living. Located in a sought-after area within walking distance to Whalley Village, residents can enjoy the convenience of nearby amenities, bars, restaurants, and a train station right at their doorstep. With good schools and major commuter routes along the A59 within easy reach, this property caters to every need of a growing family. Enjoy the outdoors in the extensive enclosed south-west facing side and rear garden, complete with stone flagged patio areas, a timber decked patio with trellis canopy, and lush lawns, offering a tranquil escape with distant views towards Whalley Nab. The property's brick boundary wall, timber fencing, and feature external garden lighting add a touch of sophistication to the exterior, making it the perfect location to call home. Early viewing is highly recommended.



### **Entrance Porch**

Aluminium external front door, full length aluminium double glazed window, tiled flooring, recessed spotlighting.

### **Hallway**

Beautiful high pitched ceiling with electric opening Velux window, tiled flooring with underfloor heating, bespoke staircase to the first floor with oak and glass balustrade and fitted understairs cupboard with integral storage, wall light points.

### **Sitting Room**

Carpet flooring, television point, recessed spotlighting, under floor heating, 2x aluminium double glazed windows.

### **Lounge**

Carpet flooring, under floor heating, recessed spotlighting, television point, aluminium double glazed window.

### **Cloakroom**

Modern 2-pce white suite comprising hand wash basin with mixer tap, concealed low level w.c. with dual flush plate, recessed spotlighting, tiled flooring with under floor heating, wall niche insert with lighting, part tiled walls, extractor fan.

### **Impressive Open Plan Living Dining Kitchen**

Luxury Kitchen Area- an array of contemporary fitted wall and base units with complementary Quartz working surfaces and upstands, range of integrated appliances including Neff full length fridge and freezer, wine cooler, eye level Neff electric oven, microwave oven and warming drawer, Neff integral dishwasher, 1½ bowl stainless steel sink drainer unit with extendable mixer tap, 4-ring Bora induction hob with integral extractor fan, recessed spotlighting, under floor heating, tiled flooring, quartz breakfast bar, aluminium double glazed windows, open to living dining area:

### **Living & Dining Area**

Fantastic sociable entertaining family room with tiled flooring with under floor heating, television point, recessed spotlighting, aluminium double glazed window, large aluminium double glazed double bi-fold doors leading out to rear garden.

### **Utility Room**

Contemporary fitted units, with complementary Quartz working surfaces, stainless steel sink drainer unit with mixer tap, cupboard housing wall mounted Baxi gas central heating boiler, plumbing for washing machine, space for dryer, recessed spotlighting, tiled flooring with

### **Landing**

Light and airy with carpet flooring, panelled radiator, loft access, recessed spotlighting, impressive wood & glass balustrade, pleasant views through the velux window.

### **Bedroom One**

Carpet flooring, television point, panelled radiator, recessed spotlighting, aluminium double glazed window, wall light points.

### **En-suite Shower Room**

Contemporary deluxe 3-pce white suite comprising large walk-in shower with glazed screen, thermostatic rain shower over and additional hand held attachment, wall hung vanity sink unit with mixer tap and drawer under, low level w.c., tiled flooring, under floor heating, recessed spotlighting, feature chrome radiator, fully tiled walls, natural light ceiling sun tunnel.

### **Bedroom Two**

Carpet flooring, panelled radiator, recessed spotlighting, aluminium double glazed window.

### **Bedroom Three**

Carpet flooring, panelled radiator, television point, recessed spotlighting, aluminium double glazed window.

### **Bedroom Four**

Carpet flooring, recessed spotlighting, panelled radiator, aluminium double glazed window with lovely distant hillside outlooks.

### **Bathroom**

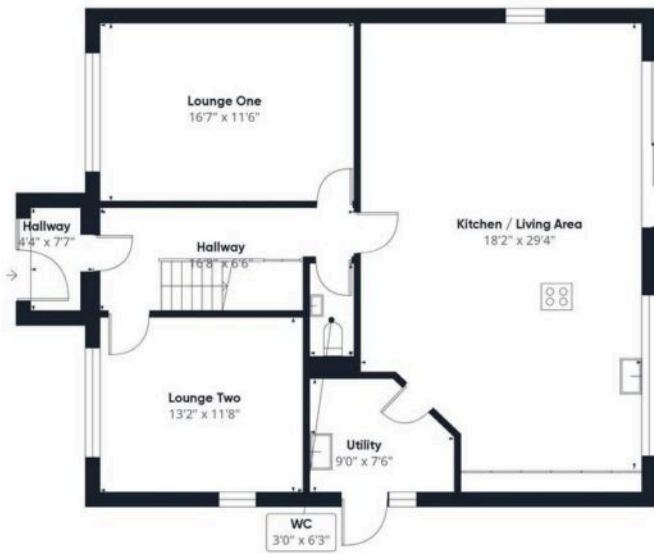
Outstanding 4-pce luxurious white suite comprising free standing double ended bath with floor mixer tap, shower enclosure with glazed door, thermostatic rain shower over, vanity wash basin with mixer tap and drawers under, fully tiled walls, tiled flooring with under floor heating, feature ladder style radiator, recessed spotlighting, extractor fan, aluminium frosted double glazed window, feature wall niche with lighting.











Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

1877.78 ft<sup>2</sup>

Reduced headroom

25.82 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

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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