



## 36 Hayhurst Road, Whalley

£495,000 Freehold

Desirable modern detached family home in the highly favoured Whalley village, featuring 4 excellent bedrooms, modern breakfast kitchen and spacious gardens with open field views and double garage. Ideal modern comforts in an idyllic village setting.

Council Tax band: F

Tenure: Freehold



Nestled in a prime residential position within the sought-after Whalley village, this modern 4-bedroom detached house exudes charm and elegance. Situated on a desirable tucked away cul-de-sac, this property offers superb family accommodation in a tranquil setting. Boasting a light and airy front lounge complemented by a rear dining room, this home provides a perfect balance of every-day living and entertaining space. The attractive spacious modern breakfast kitchen comes equipped with an array of appliances and additional practical features include a useful office, utility room, 2-piece cloaks, and a welcoming hallway. The property also benefits from a generous plot with a large rear landscaped garden adjoining open fields, offering a serene retreat for relaxation or outdoor gatherings.

Outside, the property impresses with its spacious driveway leading to a double garage, ensuring ample parking space for residents and guests. The grassed area and stone edging enhance the exterior aesthetics. The beautiful tiered garden is a highlight, featuring privacy fencing, a stone-flagged patio with a large lawned area, and steps leading up to a raised grassed space that offers picturesque views of the adjoining open fields.

For added convenience, the tarmac double driveway provides access to the double garage, complete with an up and over door, power, and lighting. Additionally, there is a further driveway leading to the far side area, allowing for easy manoeuvring of vehicles. With countryside walks right at your doorstep and proximity to the village amenities and train station, this property offers a harmonious blend of modern living and natural beauty, making it an ideal family home for discerning buyers.

- Modern Detached House On Desirable Tucked Away Cul-De-Sac
- Prime Residential Position In Whalley Village
- 4 Bedrooms, En-suite & Family Bathroom
- Large Rear Landscaped Garden Adjoining Open Fields
- Double Garage & Ample Driveway Parking
- Attractive Spacious Modern B/fast Kitchen & Appliances
- Useful Additional Office, Utility, 2-pce Cloaks & Hallway
- Light & Airy Front Lounge, Rear Dining Room
- Walking distance to Whalley village and amenities



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**Hallway**

Karndean flooring, ceiling coving, storage cupboard, stairs to first floor, double glazed uPVC window and door, panel radiator.

**Office**

Carpet flooring, double glazed uPVC window, panel radiator.

**Cloakroom**

Tiled flooring, two piece in white comprising of wc and basin, built in storage, tiled splash backs, frosted double glazed uPVC window, towel radiator.

**Lounge**

Wood flooring, ceiling coving, wood burner, double glazed uPVC window, panel radiator.

**Dining Room**

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

**Breakfast Kitchen**

Karndean flooring, fitted wall and base units with contrasting work surfaces, sink and drainer, space for gas cooker, integral fridge freezer, dishwasher, microwave and drinks cooler, ceiling spot lights, breakfast bar, storage cupboard, double glazed uPVC windows x2, panel radiator.

**Utility Room**

Karndean flooring, fitted base units with contrasting work surfaces, sink and drainer, space for under counter fridge, plumbed for washing machined double glazed uPVC window and door, panel radiator.

**Landing**

Carpet flooring, storage cupboard housing boiler and tank, loft access.

**Bedroom 1**

Double bedroom with carpet flooring, fitted wardrobes, double glazed uPVC window, panel radiator.

**En-suite Shower Room**

Tiled flooring, three piece in white comprising of mains fed shower enclosure, basin and wc, built in storage, tiled floor to ceiling, ceiling spot lights, frosted double glazed uPVC window, towel radiator.

**Bedroom 2**

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

**Bedroom 3**

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

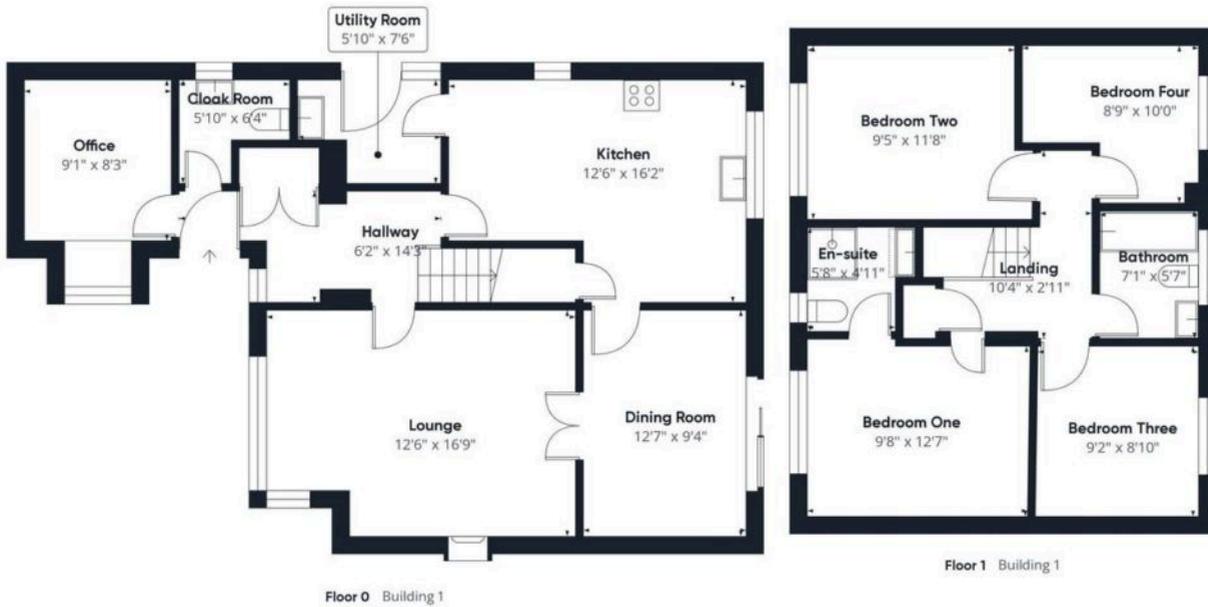
**Bedroom 4**

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

**Bathroom**

Tiled flooring, three piece in white comprising of mains fed shower over bath, wc and basin housing in storage, tiled floor to ceiling, frosted double glazed uPVC window, panel radiator.





Approximate total area<sup>(1)</sup>  
1264.96 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 are based on RICS IPMS 3C standard.

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