

27A CALDER AVENUE
BILLINGTON
BB7 9NQ

£395,000



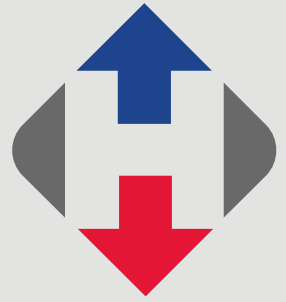
- Superb modern detached home
- Large lounge with feature wall
- 4-piece family bathroom
- Underfloor heating system
- Stunning open plan living kitchen
- 4 double bedrooms, master en-suite
- South west facing rear garden
- 184 m2 (1,974 sq ft) approx.

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A stunning detached family home situated in the Ribble Valley village of Billington, a short walk away from Whalley and its many amenities.

The property was constructed in 2020 and provides spacious and bright living accommodation in a good-sized plot with a south west facing rear garden.

The accommodation comprises an entrance hallway, cloakroom, utility room, excellent lounge with feature wall, stunning open plan living kitchen with bi-fold doors onto the rear garden and a range of floor-to-ceiling units incorporating built-in appliances and a large centre island with induction hob and breakfast bar. On the first floor are four double bedrooms, the master having the benefit of an en-suite shower room and a walk-in wardrobe and there is a stunning 4-piece bathroom with large walk-in shower.



LOCATION: From the centre of Whalley travel in the direction of Billington, crossing the bridge over the River Calder and up the hill. Follow the road under the railway bridge and then take the second left turning into Calder Avenue. Number 27a is located on the right hand side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE HALLWAY: With composite external door and uPVC side windows, fully tiled floor, understairs storage cupboard, staircase to the first floor landing with glass balustrade.

CLOAKROOM: With 2-piece white suite comprising low suite w.c. and washbasin with tiled splashback, low voltage lighting, extractor fan.

UTILITY ROOM: 2.7m x 1.9m (9' x 6'4"); with base level storage cupboards, single drainer stainless steel sink unit, plumbed and drained for automatic washing machine, ventilated for

tumble drier, floor-to-ceiling storage with sliding doors housing Baxi central heating boiler.

LOUNGE: 6.3m x 4.5m max, 4.0m min (20'4" x 14'9" max, 13'3" min); tiled flooring, double doors to hallway, television and telephone points, low voltage lighting.

STUNNING LIVING KITCHEN: 7.6m x 7.8m , 3.2m min (24'10" x 25'6" max, 10'4" min); wall of built-in storage units incorporating a full-height fridge and freezer, built-in Neff double oven with plate warmer and retracting door, separate drinks fridge, centre island with 5-ring Neff induction hob, Corian working surfaces incorporating single drainer sink unit and pop-up electric sockets, overhead extractor fan, built-in speaker system, low voltage lighting, television point, bi-fold and separate patio doors to the rear garden.





MASTER BEDROOM: 6.2m max, 5.2m min x 3.4m (20'3" max, 16'11" min x 11'); television and telephone points, fitted dressing table with pop-up electric sockets, low voltage lighting.

EN-SUITE SHOWER ROOM: With 3-piece white suite comprising low suite w.c., vanity washbasin and corner shower enclosure with plumbed shower, tiled flooring, heated towel rail, low voltage lighting, extractor fan, fully tiled walls.

DRESSING ROOM: With hanging space to 3 walls.

BEDROOM TWO: 5.2m x 2.8m (17' x 9'3"); with fitted wardrobe to one wall, television point, low voltage lighting.

BEDROOM THREE: 4.4m x 2.9m (14'5" x 9'5"); with television and telephone points, low voltage lighting, fitted wardrobe to one wall.

BEDROOM FOUR: 3.9m max, 2.8m min x 3.3m (12'11" max, 9'2" min x 10'10"); with television point, low voltage lighting, fitted wardrobe to one wall.

BATHROOM: With 4-piece contemporary white suite comprising low suite w.c., vanity washbasin. walk-in shower enclosure with plumbed shower and panelled bath, heated stainless steel towel rail, low voltage lighting, extractor fan, tiled flooring, fully tiled walls.

OUTSIDE: To the front of the property is a gravel driveway providing off-road parking for 3-4 cars. Pathways lead round the side to a south west facing rear garden, low maintenance with paved patio area and artificial turf, flower beds surrounding.

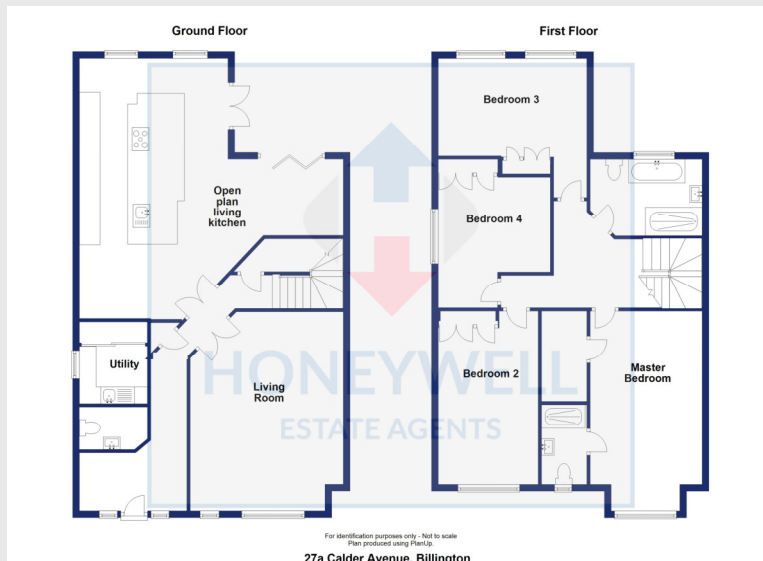
HEATING: Gas fired underfloor central heating system throughout the ground floor, traditional central heating system to the first floor complemented by double glazed windows in uPVC frames.

SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND E.

VIEWING: By appointment with our office.





27a Calder Avenue, Billington

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