

8 MEADOW CLOSE
WHALLEY
BB7 9YA

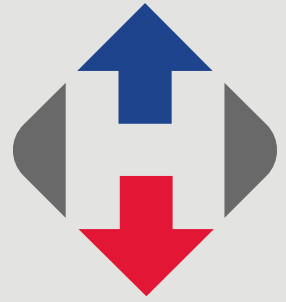
£349,000



- Modern detached house
- Attractive cul-de-sac location
- 3 bedrooms, dressing room & en-suite
- Full width dining kitchen
- South-facing rear garden
- Close to Whalley village centre
- Lounge, utility room & cloakroom
- 98m² (1,059 sq ft) approx. (inc garage).

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A modern detached house built in 2017 which is situated in a small cul-de-sac which overlooks open green space to the front and has a south-facing garden to the rear. The house is in excellent condition, is chain free and ready to move into with bright white decoration, modern grey carpets and spotless bathrooms. There is an entrance hallway, lounge with glazed double doors opening to a spacious dining kitchen which overlooks the rear garden, a useful utility room, 2-piece cloakroom and integral garage. Upstairs offers three good-sized bedrooms, with a bay fronted master with dressing room and en-suite shower room, and a 3-piece house bathroom. Outside to the front is a double driveway leading to the garage, access along the side of the house leads to a lovely, enclosed south-facing rear garden with patio, paved barbecue area, decked patio and lawn with raised border. The house has the benefit of the remaining NHBC 10-year guarantee and is Freehold.



Meadow Close is conveniently situated just off Hayhurst Road and is within easy walking distance of Whalley centre and the train station. Whalley offers a varied range of amenities including shops, bars and restaurants, churches, primary school, village hall, health centre and the train station has a direct rail links to Manchester and Clitheroe.

LOCATION: From the centre of Whalley head in the direction of Clitheroe and straight over the mini roundabout before turning next left onto Hayhurst Road. Follow the road around and as it starts to bend to the right turn left off onto Grasscroft Way and then first left into Meadow Close.

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

OPEN PORCH: With outside light and modern composite front door.

ENTRANCE HALLWAY: With staircase off to first floor and gloss tiled floor.

LOUNGE: 2.8m x 4.5m (9'3" x 14'9"); with outlooks towards the open green area to the front of the property, television point, BT telephone point and bevelled edge glazed double doors leading to:

DINING KITCHEN: 3.4m x 2.6m + 2.8m x 2.5m (11'3" x 8'5" + 9'1" x 8'2"); full width with a fitted range of cream gloss wall and base units with

complementary laminate worksurface and splashback, one-and-a-half bowl stainless steel sink unit with mixer tap, integrated Zanussi stainless steel electric fan oven, 4-ring stainless steel gas hob with stainless steel splashback and stainless steel extractor canopy over. Integrated fridge-freezer, breakfast bar, dining area with space for a dining table and chairs with glazed PVC French doors opening onto rear garden and high gloss ceramic tiled floor.

UTILITY ROOM: 2.1m x 1.5m (7'0" x 4'10"); with laminate work surface, plumbed for a washing machine, space for a tumble dryer, high gloss ceramic tiled floor and door to integral garage.

CLOAKROOM: 2-piece Roca white suite comprising low suite w.c. with push button flush, pedestal wash-hand basin with chrome mixer tap and tiled splashback, extractor fan and high gloss ceramic tiled floor.





FIRST FLOOR:

SPACIOUS LANDING: With spindles and balustrade, loft access and built-in storage cupboard with double doors and hanging space.

BEDROOM ONE: 3.5m x 3.8m (11'5" x 12'6"); with feature square bay window with outlooks across the open green and television point.

DRESSING ROOM: 1.5m x 1.6m (4'9" x 5'2"); with space for wardrobes or fitted furniture.

EN-SUITE SHOWER ROOM: 3-piece Roca white suite comprising low-suite w.c. with push button flush, pedestal wash handbasin with chrome mixer tap and a fitted shower enclosure with thermostatic shower, part-tiled walls and extractor fan.

BEDROOM TWO: 2.8m x 3.5m (9'1" x 11'7"); with over stairs storage cupboard housing hot water storage tank and outlooks across the open green.

BEDROOM THREE: 2.6m x 3.6m (8'6" x 11'10"); with outlooks across the rear garden.

BATHROOM: 3-piece Roca white suite comprising low suite w.c. with push button flush, pedestal wash-hand basin with chrome mixer tap

and a panelled bath with chrome mixer tap, part-tiled walls and extractor fan.

OUTSIDE: To the front of the property is a tarmac double driveway providing parking for 2 cars side-by-side. There is a front lawn and slate chipping area with paved path to front door. SINGLE GARAGE measuring 2.3m x 5.1m (7'7" x 16'8") with up-and-over door, power and light, personal door leading to the utility room and wall-mounted gas central heating boiler.

To the rear is a south-facing enclosed rear garden with paved patio area adjoining the French doors, good-sized lawn leading to raised, decked patio area and second stone paved barbecue area. Corner raised planting border, outside lighting, outside cold water tap and side pathway with gated access.

HEATING: Gas fired hot water central heating system complemented by sealed unit double glazing in PVC frames.

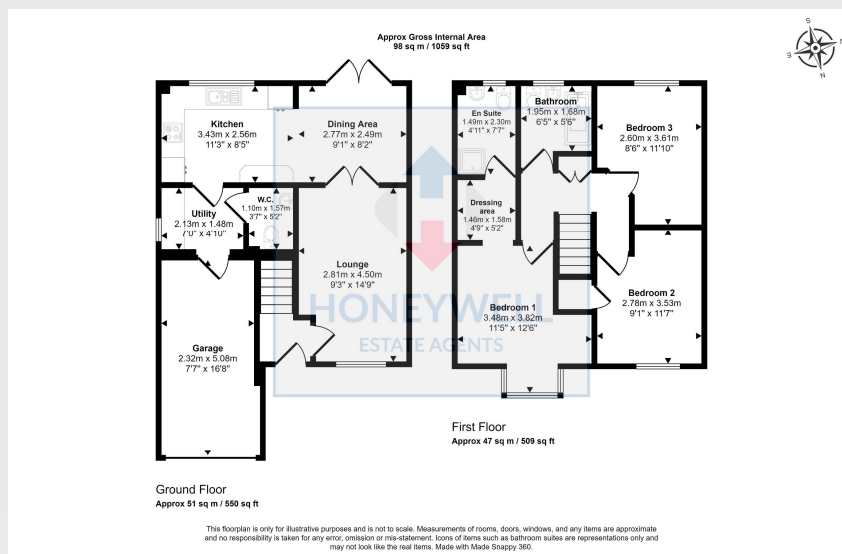
SERVICES: Mains water, electricity, gas and drainage are connected.

TENURE: Freehold.

SERVICE CHARGE: The property is subject to an estate charge of £122.75 per annum for the upkeep of the open green spaces.

COUNCIL TAX BAND D. EPC RATING: B





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