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## 7 Pasture Grove, Whalley

A beautiful modern detached family home

£525,000



- 4 bedrooms, 2 with en-suites
- Lounge & separate dining room
- Dining kitchen & conservatory
- No Chain
- Driveway & double garage
- Well-stocked landscaped gardens
- 132 m<sup>2</sup> (1,758 sq ft) approx. plus garage

Clitheroe

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Barrowford

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# 7 Pasture Grove Whalley

An attractive spacious modern detached family house situated on the extremely popular Calderstones Park which offers excellent bright living space with beautifully kept gardens. The house has an entrance hallway with door to integral garage, 2-piece cloakroom, lounge with log burner, separate dining room, utility room and a modern Shaker style kitchen with a range of built-in Neff appliances. Off the kitchen, patio doors lead to a conservatory overlooking the rear garden. Upstairs there are four bedrooms, two with en-suites and three with fitted wardrobes, plus a 3-piece house bathroom. Outside there is a lovely garden to the front and a double driveway leads to the double garage. The rear garden has been landscaped with easy maintenance in mind with paved pathways and two patios. The property benefits from no onward chain.

Pasture Grove is a cul-de-sac close to the front of the development near the open green at the front. Calderstones Park is 1 mile from the centre of Whalley village where you can find a wealth of amenities including a primary school, health centre, bars and restaurants. The train station, cricket club and tennis club are only a few minutes' walk from the house.

**LOCATION:** Leaving Whalley village on Mitton Road pass under the railway bridge and continue for ¼ mile and turn left at the mini roundabout into Calderstones Park. Travel straight on through the stone gate posts and at the T-junction turn right and then first right into Pasture Grove.

**ACCOMMODATION:** (imperial dimensions in brackets: all sizes are approximate):-

**ENTRANCE HALLWAY:** With coved cornicing, alarm control panel, spindle staircase off to first floor and door to integral garage.

**CLOAKROOM:** 2-piece suite in white comprising a w.c. with push button flush, wall-hung wash-hand basin with chrome mixer tap, tiled floor, part-tiled walls, chrome heated ladder style towel rail and extractor fan.

**LOUNGE:** 3.6m x 6.0m (11'10" x 19'9"); with coved cornicing, feature stone fireplace on hearth housing cast iron log burning stove, window to either side of the fireplace, television point and double doors leading to dining room.

**DINING ROOM:** 3.3m x 3.4m (10'8" x 11'0"); with coved cornicing and window overlooking rear garden.



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**DINING KITCHEN:** 7.1m x 3.3m (23'4" x 10'10"); a modern pale green Shaker style kitchen with matching complementary light laminate work surface and splashback with under unit lighting, one-and-a-half bowl single drainer sink unit with mixer tap, integrated Neff double oven, 4-ring gas hob with extractor over, integrated Neff dishwasher, integrated fridge-freezer, full height larder cupboard with pull-out shelving, breakfast bar with seating for four, space for dining table and chairs, tiled floor and PVC patio door leading to conservatory.

**CONSERVATORY:** 3.1m x 3.3m (10'3" x 10'10"); a white UPVC Victorian style conservatory with tiled floor, fitted blinds and glazed French doors opening onto garden.

**UTILITY ROOM:** 2.4m x 1.6m (8'0" x 5'1"); with a fitted range of wall and base units with complementary laminate work surface and tiled splashback, stainless steel sink unit with mixer tap, plumbing for a washing machine, space for a tumble dryer, tiled floor and half-glazed door to side access.

#### FIRST FLOOR:

**LANDING:** With loft access and airing cupboard housing hot water cylinder.

**BEDROOM ONE:** 4.4m x 5.2m (14'6" x 17'1"); a good-sized master bedroom with feature pitched ceiling and two fitted double wardrobes with feature down lighting.

**EN-SUITE SHOWER ROOM:** With a 3-piece suite in white comprising a low suite w.c. with push button flush, vanity wash-hand basin with chrome mixer tap, storage under and vanity mirror with electric light over, large walk-in shower with fixed curved glass screen and fitted thermostatic shower, chrome heated ladder style towel rail, part-tiled walls and tiled floor.

**BEDROOM TWO:** 3.6m x 4.4m (11'11" x 14'5"); with a fitted wardrobe with feature downlighting.



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**EN-SUITE SHOWER ROOM:** With a 3-piece suite in white comprising a low suite w.c., pedestal wash-hand basin with chrome taps, fitted shower enclosure with thermostatic shower, part-tiled walls and tiled floor.

**BEDROOM THREE:** 4.2m x 2.3m (13'10" x 7'7").

**BEDROOM FOUR:** 2.7m x 3.3m (8'9" x 10'8").

**BATHROOM:** With a 3-piece suite in white comprising a low suite w.c., pedestal wash-hand basin with chrome taps, panelled bath with chrome shower-tap fitment, tiled walls to dado height and tiled floor.

**INTEGRAL GARAGE:** 5.0m x 5.2m (16'3" x 16'11"); with two single sectional up-and-over doors, wall-mounted central heating boiler, electric, light and power.

**OUTSIDE:** To the front of the property is a tarmac drive providing parking for two cars side-by-side. A paved pathway leads to the front door. The front garden has a lawn with well-stocked planting borders with mature plants, shrubs and trees. Access along the side of the house leads to an attractive enclosed rear garden which has been landscaped with easy maintenance in mind including gravelled areas with paved pathways, two paved patio areas, well-stocked planting borders with mature shrubs and trees, timber boundary fence and outside cold water tap.

**SERVICES:** Mains gas, water, electric and drainage are connected.

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

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TENURE: Freehold.

SERVICE CHARGE: There is an estate charge for maintaining common areas on Calderstones Park which is payable monthly at £12.60.

COUNCIL TAX BAND: F

ADDITIONAL INFORMATION: There are PVC soffits and fascias.

VIEWING: By appointment with our office.



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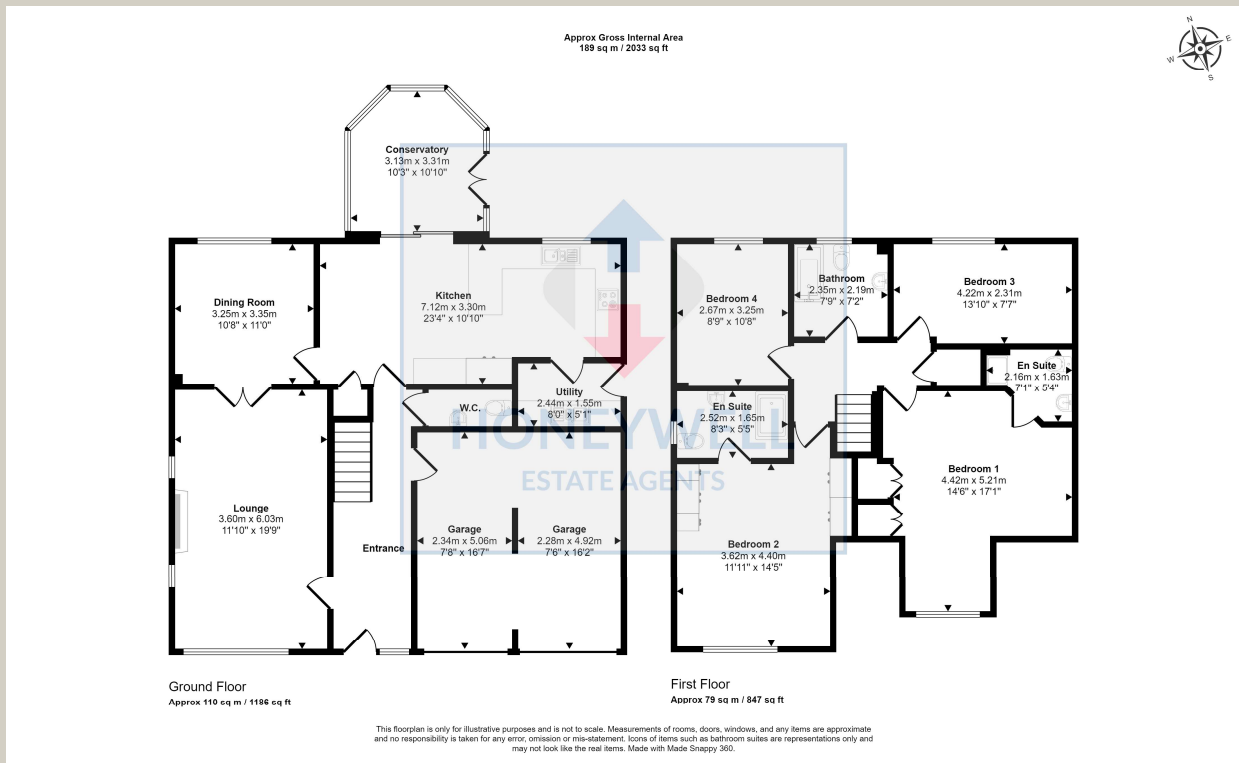
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