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# 12 Hawthorne Close, Whalley

An executive detached family home

£650,000



- 5 double bedrooms & study
- 2 en-suites & 4-piece bathroom
- 3 reception rooms
- Stunning dining kitchen
- Cul-de-sac location
- 202 m<sup>2</sup> (2,177 sq ft) approx. inc garage

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

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# 12 Hawthorne Close Whalley

Located in the much sought after Ribble Valley village of Whalley on the desirable Calderstones Park development, this large detached family home boasts five good-sized double bedrooms, two with en-suite facilities and a house bathroom. On the ground floor are three separate reception rooms with the dining room being semi open to a stunning modern fitted kitchen. The property benefits from a large integral double garage and a spacious plot with lawned gardens to the front and rear.

**LOCATION:** Leave Whalley village centre in the direction of Clitheroe and at the War Memorial turn left into Station Road. Proceed under the railway bridge and continue along Mitton Road. At the next mini roundabout turn left into Calderstones Drive. At the T-junction turn right into Pendle Drive, second left into Beech Drive and first left into Hawthorn Close. The property can be found on the right-hand side.

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

**ENTRANCE HALLWAY:** With a composite external door, tiled floor, central staircase to a balustrade landing and two built-in storage cupboards.

**CLOAKROOM:** 2-piece suite in white comprising a low level w.c. and pedestal wash-hand basin with tiled splashback and tiled.

**SNUG:** 3.6m x 2.4m (11'9" x 7'10"); with television point.

**LIVING ROOM:** 5.5m x 3.6m (18'1" x 11'10"); with wood burner sat on a tiled hearth, UPVC patio doors to the rear garden and television point.

**DINING ROOM:** 4.4m x 3.1m (14'5" x 10'2"); with tiled floor, UPVC patio doors to the rear garden, double doors to the entrance hallway, semi open to:



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**DINING KITCHEN:** 4.9m x 4.9m (16'1" x 16'0"); with a stunning range of modern fitted base and matching wall storage cupboards with complementary work surfaces, centre island, breakfast bar, tiled floor, LED lighting, induction hob with extractor over, low voltage lighting, vertical central heating radiator, UPVC patio doors to the rear garden, built-in electric oven, built-in combination microwave, plate warming drawer, integrated fridge-freezer and dishwasher and sink unit.

**UTILITY ROOM:** With a range of matching base and wall storage cupboards, single drainer stainless steel sink unit, plumbed and drained for an automatic washing machine, ventilated for a tumble dryer, external door to the side of the property, tiled floor and integral door to DOUBLE GARAGE.

**FIRST FLOOR:**

**GALLERY LANDING:**

**MASTER BEDROOM:** 5.2m x 4.4m (16'11" x 14'5"); with built-in wardrobes to one wall and space for additional wardrobes.

**EN-SUITE SHOWER ROOM:** With a modern 3-piece suite in white comprising a low level w.c., vanity wash-hand basin with built-in drawers and a shower enclosure with rainfall and mixer shower, majority tiled walls, electric shaver point and heated stainless steel towel rail.

**BEDROOM TWO:** 4.5m x 3.3m (14'9" x 10'8"); with built-in wardrobes to one wall and television point.

**EN-SUITE SHOWER ROOM:** With a 3-piece suite in white comprising a low level w.c., pedestal wash-hand basin and a corner shower enclosure with rainfall and mixer shower, majority tiled walls and extractor fan.

**BEDROOM THREE:** 4.3m x 4.0m (14'1" x 13'3"); with built-in wardrobes and television point.



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**BEDROOM FOUR:** 4.4m x 2.7m (14'5" x 8'10"); with built-in wardrobes.

**BEDROOM FIVE:** 3.5m x 2.7m (11'4" x 8'10"); with dressing table.

**STUDY:** 3.6m x 2.4m (11'9" x 7'10"); with double doors onto the landing.

**BATHROOM:** With a 4-piece suite in white comprising a low level w.c., pedestal wash-hand basin, panelled bath and a shower enclosure with plumbed, rainfall and mixer showers, majority tiled walls, tiled floor and heated stainless steel towel rail.

**DOUBLE GARAGE:** 5.2m x 4.8m (17'1" x 15'9"); with two up-and-over doors, power and light.

**OUTSIDE:** The property is situated in a good-sized plot with a lawned front garden with flowerbeds and hedgerows. A driveway provides off-road parking for two cars leading to the integral double garage. Pathways lead around both sides of the property to a good-sized majority lawned rear garden with a south-westerly aspect with paved patio areas and mature trees, shrubs and hedgerows surrounding.

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

**HEATING:** Gas fired hot water central heating complemented by double glazed windows in UPVC frames. Solar panels are also installed.

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TENURE: Freehold.

SERVICE CHARGE: There is an estate charge for maintaining common areas on Calderstones Park of approximately £120 per annum.

COUNCIL TAX BAND: G

EPC: The energy efficiency rating of the property is B.

VIEWING: By appointment with our office.



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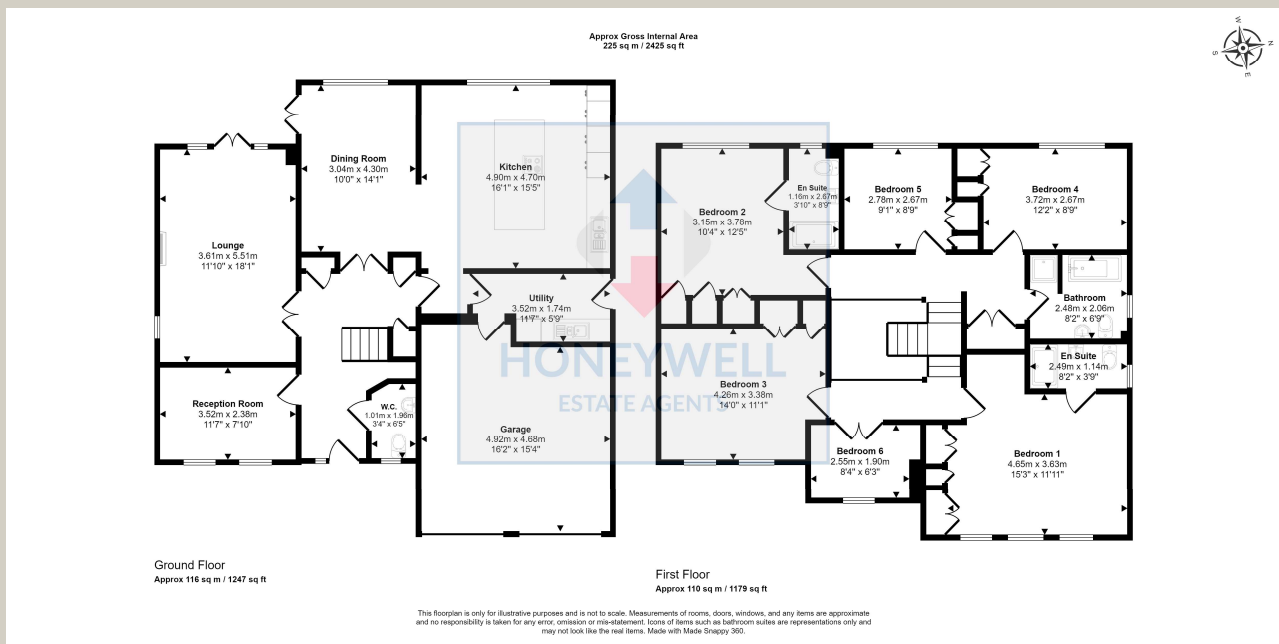




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