

18 HAYHURST ROAD
WHALLEY
BB7 9RL

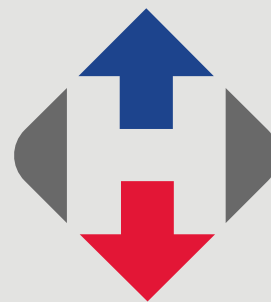
£459,000



- Large detached family home
- Superb position adjoining fields
- 4 bedrooms, master en-suite
- 2 reception rooms, conservatory
- Breakfast kitchen & utility
- Double garage & driveway
- Gas CH & UPVC double glazing
- 125 m2 (1,345 sq ft) approx. plus garage

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Situated in an enviable position on a much sought after development in Whalley, this large detached family home enjoys a superb outlook to the rear with the large lawned rear garden adjoining open countryside. The property offers bright spacious accommodation with potential for future buyers to knock through and/or extend subject to the relevant permissions.



Accommodation comprises an entrance hallway, cloakroom, living room with square bay window open to the dining room and conservatory, and a breakfast kitchen which opens to a useful utility area. On the first floor are four bedrooms, the master offers an en-suite shower room, and a separate house bathroom. An integral double garage provides plenty of space and there is also a double driveway to the front.

No Chain

LOCATION: From the centre of Whalley travel towards Clitheroe and proceed straight over the first mini roundabout before taking a left hand turn onto Hayhurst Road. Follow the road around to the right hand side and just after the bridge there is a small cul-de-sac. Turn left here and then left again. Number 18 is the first house on the right.

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

ENTRANCE HALLWAY: With a glazed external door, laminate wood effect flooring, understairs storage cupboard and staircase to the first floor landing.

CLOAKROOM: 2-piece suite comprising a low level w.c. and pedestal wash-hand basin, heated stainless steel towel rail, tiled floor, fully tiled walls and extractor fan.

LOUNGE: 3.3m x 5.1m (10'11" x 16'10"); with feature square bay window, television point, 'Living Flame' gas fire in feature surround, 2 wall light points and glazed double doors to:

DINING ROOM: 3.4m x 3.1m (11'0" x 10'4"); with folding doors to:

UPVC CONSERVATORY: 3.0m x 3.9m (9'11" x 12'8"); with wooden flooring, 2 wall light points, 2 wall-mounted electric heaters, glass roof and UPVC patio doors to the rear of the property.

BREAKFAST KITCHEN: 4.4m x 2.9m (14'4" x 9'7"); with a range of fitted base and matching wall storage cupboards with complementary work surface and breakfast bar, built-in electric oven and grill, 5-ring gas hob with a stainless steel extractor hood over, built-in fridge, built-in freezer, plumbed and drained for an automatic dishwasher, wooden floors and arch to:

UTILITY ROOM: 1.7m x 1.5m (5'8" x 5'0"); with base level storage units, single drainer stainless steel sink unit, part-tiled walls, plumbed and drained for an automatic washing machine and glazed external door to the rear of the property.





FIRST FLOOR:

LANDING: With attic access point and built-in storage cupboard.

BEDROOM ONE: 5.3m x 3.9m (17'6" x 12'10"); with built-in wardrobes to 2 walls.

EN-SUITE SHOWER ROOM: 3-piece suite comprising a low level w.c., pedestal wash-hand basin, corner shower enclosure with plumbed shower, fully tiled walls and heated stainless steel towel rail.

BEDROOM TWO: 3.0m x 3.6m (9'9" x 11'9").

BEDROOM THREE: 2.4m x 2.6m (7'10" x 8'7").

BEDROOM FOUR: 2.3m x 2.7m (7'5" x 8'8").

HOUSE BATHROOM: 3-piece suite in white comprising a P-shaped bath with a plumbed shower over and vanity screen, vanity wash-hand basin, concealed low level w.c., heated stainless steel towel rail and part-tiled walls.

OUTSIDE: The property is situated on a great sized plot, set back from the main road on a small cul-de-sac with only 1 other property. To the



front of the property is a lawned garden area with shrubs and trees. A driveway providing off-road for 2 cars leading to the INTEGRAL DOUBLE GARAGE. The garage has 2 up-and-over doors, power, light, water points, wall-mounted central heating boiler and a part-glazed personal door to the rear.

Pathways lead around both sides of the property to an excellent-sized rear garden. The majority of which is laid to lawn with flagged patio areas, water point and timber storage shed. The rear garden is surrounded by trees, shrubs and an apple tree, and adjoins open fields enjoying superb views to the rear. The owner currently rents a section of the garden for £150 per annum.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout.

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

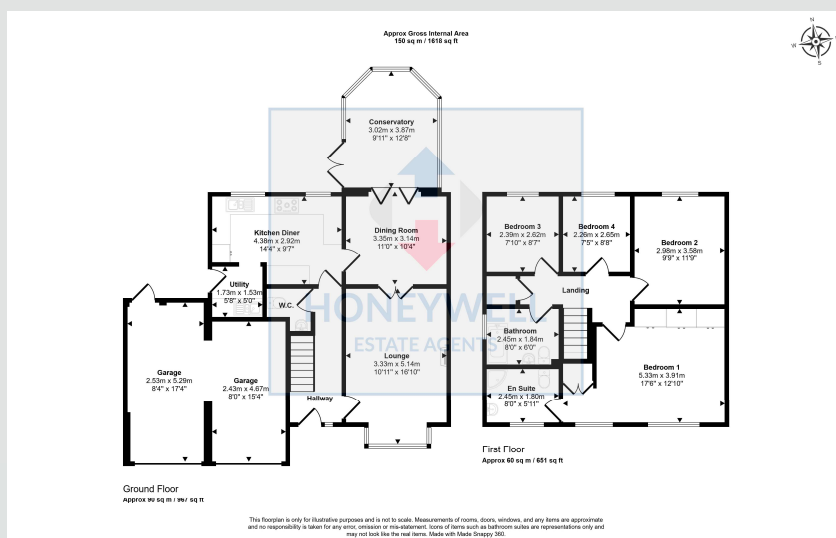
COUNCIL TAX BAND F.

EPC: The energy efficiency rating for this property is D.

TENURE: Freehold.

VIEWING: By appointment with our office.





18 Hayhurst Road, Whalley, BB7 9RL
MJ/CJ/260825

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