



7 River Close,  
Whalley

Price £550,000

A substantial detached house built by David Wilson Homes in 2019, enjoying delightful green views of the Nab beyond Whalley's famous "arches". A super home, its desirable location offers appealing walking access to the village shops, school and amenities along The Sands by the Abbey. With apparent kerb appeal, the free-flowing accommodation is both light and spacious. Comprising: hall, cloakroom, lounge, snug, office, L-shaped kitchen diner, utility room, four double bedrooms - two with en-suites and a house bathroom. A four-car gated drive plus a two-car detached garage. Level gardens to front and rear. (1,639 sq ft/152.3 sq m approx/EPC: B).

An ideal home and location for a growing family.



## 7 River Close, Whalley

### Directions

From the centre of Whalley turn into Station Road by the War Memorial. Continue under the railway bridge and take the second turning on the left-hand side into Abbey Farm View. Bear right into Cherry Tree Road and right again into River Close. The property can be found on the left-hand side.

### Services

Mains supplies of gas, electricity, water and drainage. Gas central heating to radiators from an Ideal boiler with a linked Tribune unvented hot water cylinder. Council tax is payable to RVBC Band F. The tenure is Freehold. Estate service charge £294.34 per year.

### Additional Features

The property has PVCu double glazed windows, French doors and LED lighting.

### Accommodation

Set back within an arched entrance, the front door opens to reveal an expansive hall; a half return spindled staircase rising to the galleried landing and a two-piece cloakroom with Sottini fixtures and fittings comprising a low suite wc and pedestal washbasin. This flexible design provides three reception rooms to cater for the ever changing needs of a family. Front facing with leafy views beyond the famous red brick railway arches to the slopes of Whalley Nab, there is a snug and an office. Overlooking the rear garden the lounge has French doors and a further casement window on the side wall; the room's focal point is a log effect electric fire. On trend with current expectations, there is an L-shaped kitchen diner/family room. Light and spacious, the windows and French doors having encapsulated blinds. The sleek kitchen cabinetry is paired with Silestone counters and upstands incorporating a stainless steel under-counter sink with a fluted drainer and a swan neck mixer tap. The quality AEG cooking appliances consist of an electric oven with a microwave oven above and an induction hob beneath a stainless steel extractor. The integrated appliances consist of a fridge, freezer and dishwasher. The ceiling has LED downlighting complemented by worktop lighting and kickspace lighting; you'll also see a drinks cooler. Usefully there is a separate utility with base and wall cupboards, a sink unit with mixer tap and an AEG integrated washing machine plus space for a dryer.

On the first floor landing there is a loft access hatch and beneath it an airing cupboard housing the hot water cylinder. This excellent house type provides four double bedrooms and two of them have en-suite facilities. The large master bedroom has dual aspect windows with a wonderful view of the Arches and Nab; it has a separate dressing area lined with wardrobes. The four-piece en-suite replete with Sottini fixtures and fittings comprises a panelled bath with central filler tap and waste, shower cubicle with sliding doors, pedestal washbasin and a low suite wc. The walls are part tiled and towels warm on a chromed ladder radiator. Bedroom 2 has a three-piece en-suite shower room whilst bedrooms 3 and 4 enjoy Nab and Aches views. The four-piece house bathroom comprises a panelled bath, shower cubicle, pedestal washbasin and a low suite wc. The walls are part tiled and there is a ladder towel radiator.

### Outside

The front garden is laid to lawn with laurel hedges framing the footpath to the front door. The tarmac drive can accommodate two cars in front of the gates with room for two more behind them. There is a two-bay detached brick built garage with twin up-and-over doors. The lovely rear garden comprises a level lawn with a flagged footpath and a timber deck. It offers a child's play area with swings above a barked section. The perimeter borders are covered in slate mulch.

Internal viewing is strongly recommended.

### Viewing

Strictly by appointment.

BASEMENT  
299 sq ft. (27.8 sq.m.) approx.



GROUND FLOOR  
832 sq ft. (77.3 sq.m.) approx.



1ST FLOOR  
815 sq ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA: 1639sq.ft. (152.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



All fixtures and fittings in these particulars are included in the sale, all others in the property are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note: Although these particulars are thought to be materially correct, their accuracy is not guaranteed and they do not form any part of a contract.