



MEADOWFIELD CLOSE T

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4 Beech Drive, Calderstones Park, Whalley, Ribble Valley
Offers Over **£595,000**

tel. 01254 828810

Situated within walking distance to Whalley and all of its amenities, this extended four bedroom executive detached family home is situated in a fantastic location with large gardens on this wide corner plot. The internal accommodation has been refurbished to the highest of standards throughout featuring a large utility extension constructed between the house and detached garage, open plan kitchen, multiple receptions rooms, four double bedrooms and three stunning bathrooms. No stone has been left unturned in the renovation of this family home including recently installed windows, door and heating systems and is a true credit to its current owners. Benefiting from a fantastic corner plot with large sweeping gardens surrounding, early viewing is highly advised to appreciate what this truly impeccable property has to offer.

Internally, you are greeted by a spacious entrance porch with French doors into a porcelain tiled hallway with staircase to the first floor and access into all ground floor receptions rooms, with a beautifully finished Wc off. The study enjoys bespoke fitted furniture and views over the front gardens creating a well suited space for a home office. The large front lounge has carpeted floor coverings, ceiling coving and inset remote controlled gas fire with glass front. Adjoining the lounge to the rear of the property is the secondary lounge/snug overlooking the rear garden which would double nicely as a children's playroom.

The open-plan kitchen / diner boasts a good sized, extended dining area with ample space for a dining table and bi-fold doors onto the substantial rear patio. It seamlessly extends into the German designed kitchen, equipped with a large range of Neff appliances and Faber extractor, breakfast bar, Quartz worktops and splashbacks, Amtico flooring, Quooker hot water tap, wine fridge and inset sink with drainer. The complete space is a beautifully elegant room - perfect for entertaining.

The kitchen leads into the substantial utility extension with large range of base and eye level units with complementary worktops, stainless steel sink and drainer, tiled floor and part tiled walls, fitted dog shower and drain, plumbing for washer and dryer, front and rear external doors and access into the integral double garage with two remote controlled up and over doors.

On the first floor, the open landing area provides access to four double bedrooms and the family bathroom. Bedrooms One and two benefit from fitted wardrobe space and recently fitted, tastefully finished 3pc en suite shower rooms with tiled walls and floors, mains mixer rainfall showers, wall mounted dual flush WC's, wash basins with below vanity units and under floor heating in the en-suite for bedroom one. Bedrooms three and four are both sizeable doubles and take advantage of the pleasant aspects to the rear of the property. The family bathroom is simply stunning with free standing oval bath, tiled walls and floor, under floor heating, wall mounted dual flush Wc, walk-in rainfall shower, large wash basin and alcove shelving with LED down lighting.

The property is set on an unusually wide plot with double driveway parking for four cars leading to the double garage, sweeping lawned gardens to the front and stone pathways to the front door and rear. The rear gardens are a great size and immaculately manicured with sweeping porcelain patio areas leading to the principal seating area to the rear of the garden, brick wall and high fenced borders, mature flower beds and manicured lawned gardens. Viewing is highly advised to appreciate the scope of craftsmanship this property has undergone over the past few years to create what is an executive family home on this ever popular estate.

Whalley, a picturesque village near Clitheroe in Lancashire, England, is renowned for its historic charm, beautiful countryside, and the iconic Whalley Abbey ruins. The area enjoys good transport links that enhance its appeal as a tranquil yet accessible destination. Whalley is connected by the A59, providing direct routes to Clitheroe, Preston, and Skipton. Whalley railway station, on the Ribble Valley Line, offers regular train services to Blackburn, Manchester and beyond.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold. Annual service charge £136.85.

Council Tax

Band F.

Energy Rating (EPC)

D (62).

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley BB7 9SP
Monday to Friday 9.00am to 5.00pm
Saturday 9.30am to 2.30pm

Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders / prospective purchasers prior to any bid being accepted. Any intending bidders / prospective purchasers should therefore provide us with photographic identification (current passport or driving licence) and proof of address (utility bill no older than three months old or current Council Tax bill) at our office before the sale or the auctioneer prior to the commencement of sale.

The successful bidder / prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information, identification documentation etc.) already given in the instance of purchase by auction.



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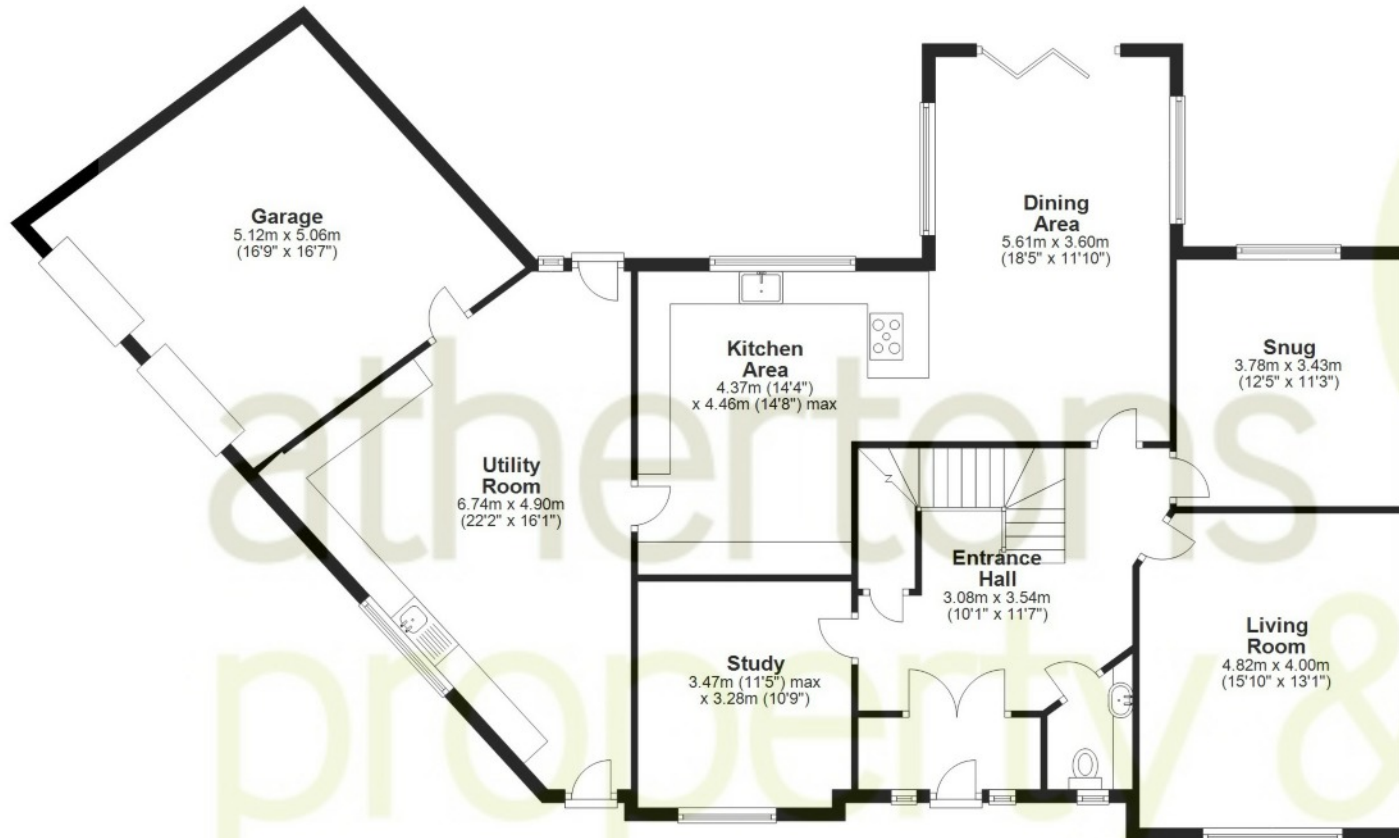


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Ground Floor

Approx. 133.4 sq. metres (1436.3 sq. feet)



First Floor

Approx. 83.0 sq. metres (893.0 sq. feet)



Total area: approx. 216.4 sq. metres (2329.3 sq. feet)



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Established since 1994, Athertons are specialists in the sale and purchase of homes and land throughout the North West. We have offices in Whalley and Barrowford and with our expert local knowledge and a specialist service, our aim is to make the experience of buying and selling property and land a positive one. Athertons Property & Land has been successfully selling houses in the Lancashire property market for well over 30 years. During this time we have developed the valuable expertise and experience required to make the most of every opportunity to secure a sale whilst at the same time achieving the maximum price possible for your home.

Selling any residential property whether it is your home or an investment is a significant and potentially stressful experience. At Athertons our aim is to ensure you a smooth, efficient and satisfying experience when selling your property. Our industry knowledge means we are able to provide you with more than an efficient selling experience but as much personal advice for your circumstances as you would like. Our sales and marketing approach uses both traditional values of communications together with evolving new technologies and this has allowed us to both improve the promotion of our clients' properties and deliver the most relevant information to our many registered buyers.

specialists in the sale and purchase of homes and land throughout the North West

meet the team



John Atherton -
Managing Director



Helen Jones -
Conveyancing Manager



Tom Brown -
New Build Sales Manager



Mags Twist -
Office Administrator



Phil Ashton -
Director / Lettings Cloud



Jim Atherton -
Director, Sales Manager



Simon Kerins -
Sales Negotiator & Land
Management



Mollie Bentley -
Marketing Manager



Robin Astles -
Estate Agent



Emily Raine -
Property Management
Assistant / Lettings Cloud

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