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Beech Drive, Calderstones Park, Whalley, Ribble Valley
£625,000



Situated on a wide plot with generous front and rear gardens within the sought-after Calderstones Park development in Whalley, this substantial five-bedroom detached residence offers spacious and versatile accommodation, ideally suited to modern family living. The property boasts a neutral and well-maintained interior, featuring five double bedrooms (all with fitted wardrobes), three reception rooms, three bathrooms, an integral double garage, and off-road parking.

Beautifully positioned, the home welcomes you with an impressive entrance hall featuring a spindle staircase and internal access to the double garage. To the front of the property, the elegant lounge is bathed in natural light from a charming bay window and showcases a stunning fireplace with a marble hearth, and classic surround. Double doors lead into a formal dining room overlooking the rear garden, providing an ideal setting for entertaining. A dedicated study offers a peaceful space for home working or reading, tucked away for privacy, with excellent potential to knock through into the kitchen/diner to create a large, open-plan entertaining area.

At the heart of the home lies the superb open-plan dining kitchen, fitted with a range of white gloss base and eye-level units, complementary laminate worktops, tiled splashbacks, a Neff double combi-oven, four-ring gas hob with extractor over, half fridge and freezer, plumbing for a dishwasher, and Karndean tiled flooring. French doors open onto the rear garden, with ample space for a dining table and direct access into the utility room. The utility is well-appointed with matching units, plumbing for a washer machine and space for dryer, a stainless steel sink, an external door, and a wall-mounted Worcester Bosch single boiler.

Upstairs, the first floor reveals a bright and spacious landing leading to five double bedrooms, all with fitted wardrobes and thoughtfully designed to accommodate growing families or guests in comfort. The main bedroom enjoys a peaceful front aspect and its own half-tiled, three-piece en-suite shower room. A second double bedroom also benefits from a private en-suite, making it ideal for teenagers or visiting family. The remaining three bedrooms share a stylish four-piece family bathroom, complete with a separate shower, bath, and high-quality fittings throughout.

Externally, the property continues to impress with a double driveway and an integral double garage, providing ample parking and storage. The front garden is neatly lawned while the expansive rear garden is fully enclosed — perfect for families — and features a patio ideal for al fresco dining, a well-maintained lawn bordered by fencing for privacy, and a secondary graveled seating area at the rear of the garden. Plots of this calibre are increasingly rare.

Calderstones Park enjoys a prime location on the edge of Whalley, one of the Ribble Valley's most desirable villages. Residents benefit from excellent local amenities, including boutique shops, cosy cafés, pubs, restaurants, a primary school, health centre, and railway station — all nestled within a village renowned for its charm and strong sense of community. With easy access to the surrounding countryside and excellent transport links, this exceptional home offers the perfect balance of lifestyle, space, and location.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold. £142.88 estate charge per annum.

Energy Performance Rating

C (78)

Council Tax

Band F.

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.

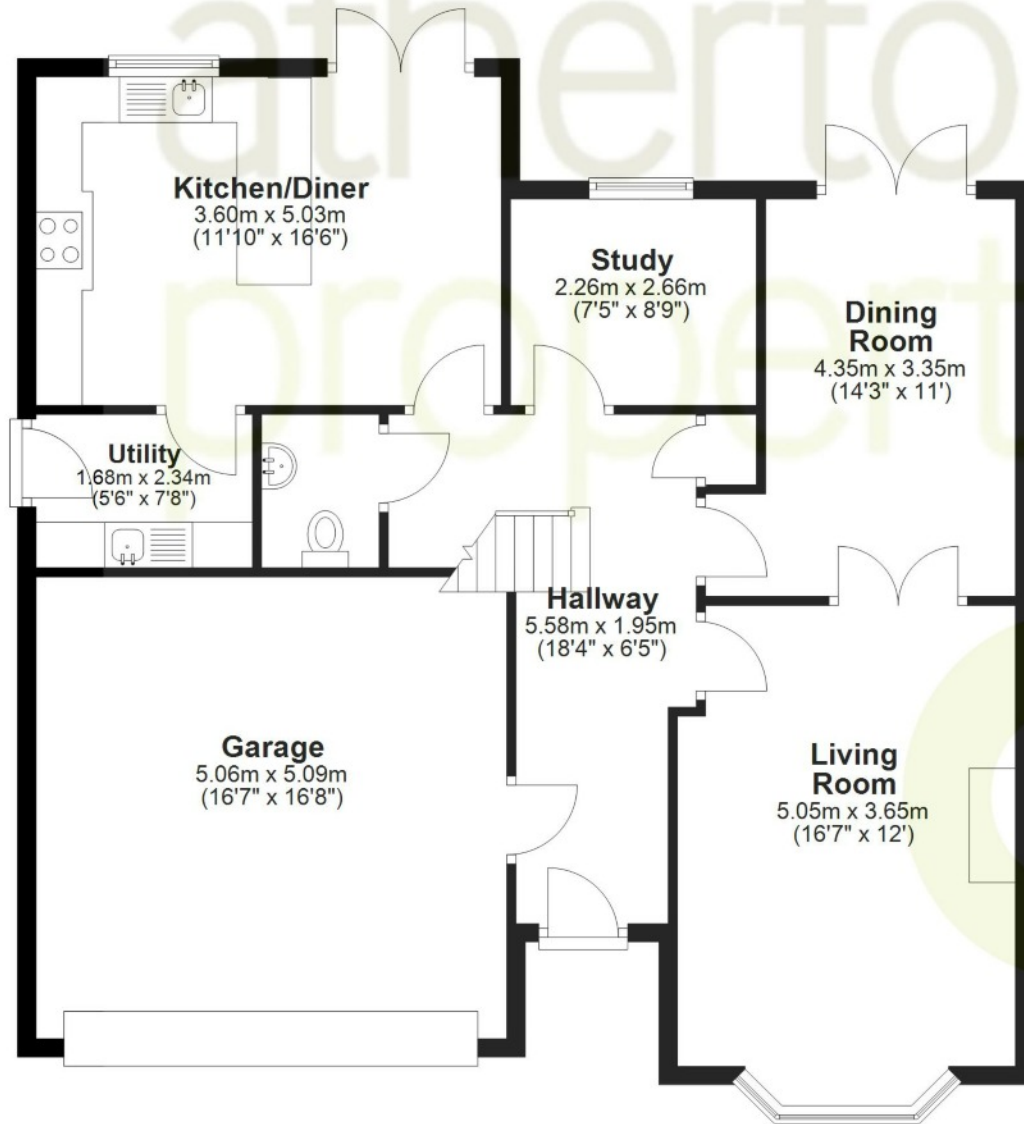
The successful bidder / prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information, identification documentation etc.) already given in the instance of purchase by auction.





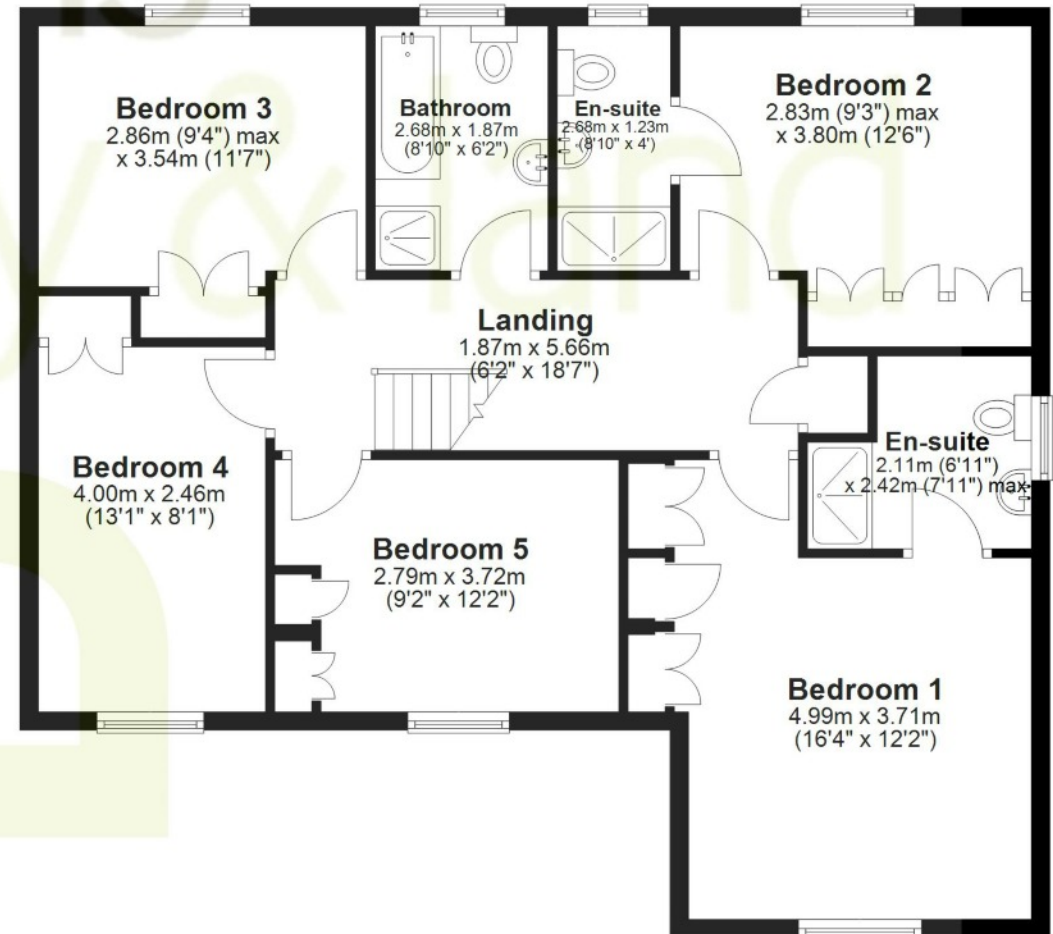
Ground Floor

Approx. 103.1 sq. metres (1110.2 sq. feet)



First Floor

Approx. 89.0 sq. metres (957.5 sq. feet)



Total area: approx. 192.1 sq. metres (2067.7 sq. feet)





