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Berkely Drive, Read, Ribble Valley BB12
£395,000



A beautifully presented and thoughtfully modernised detached true bungalow, quietly nestled on a peaceful cul-de-sac within one of the area's most sought-after residential developments. Occupying a generous and mature plot, this exceptional home boasts landscaped gardens, an extensive driveway, and a refined interior—offering a rare opportunity for effortless, single-storey living in an established and tranquil setting.

Meticulously updated to exacting standards, this superb bungalow benefits from a complete roof replacement in 2018 and features elegant oak internal doors, recently fitted extended kitchen area with part under floor heating, engineered wooden flooring, and a striking cast iron multi-fuel stove. A stylish Ultraframe glass-roofed conservatory extends the living space and provides panoramic views of the landscaped rear garden, blending year-round comfort with serene outdoor connection.

At the front of the home, a spacious and light-filled lounge offers a welcoming retreat, complete with a bay window and an eye-catching fireplace set with a multi-fuel stove atop a slate hearth. The heart of the home lies in the open-plan dining kitchen to the rear—a contemporary space fitted with part electric under floor heating, high-gloss cabinetry, Quartz worktops and breakfast island, and an array of integrated Neff appliances including a fan oven, combination microwave, ceramic hob, and slimline dishwasher. A light tunnel and wide patio doors invite natural light to cascade through the space, seamlessly linking indoor dining with the conservatory beyond.

The conservatory itself is a bright and airy retreat, constructed in durable white uPVC with triple-glazed windows, tiled flooring, and French doors opening onto the landscaped garden—a peaceful haven ideal for both morning coffee and evening relaxation.

Accommodation comprises two generously proportioned double bedrooms, both benefiting from a full wall of bespoke fitted wardrobes and pleasant aspects to the front and rear. The contemporary four-piece bathroom is luxuriously appointed with fully tiled walls and floor, a large walk-in glass-panelled shower with Mira thermostatic fitting, a modern wall-hung basin with chrome mixer tap, a deep panelled bath, and a tall heated towel rail—all illuminated by recessed spotlighting.

Externally, the property is equally impressive. A large tarmac driveway provides ample off-road parking and leads to a single garage with power, lighting, and secure up-and-over door. The front garden is lawned with attractively stocked borders, while side access guides you to the private and meticulously landscaped rear garden. This outdoor sanctuary features a stone-paved patio with raised beds, a circular lawn framed by a gravel path, mature shrubs, and boundary hedging for privacy—complete with a timber storage shed for convenience.

Set amid the scenic landscapes of the Ribble Valley, the village of Read offers a perfect blend of rural tranquility and everyday convenience. Ideally positioned between Whalley and Padiham, Read is a sought-after location for families, professionals, and downsizers alike—providing easy access to Clitheroe, Preston, and the wider North West via the A59.

The village enjoys a strong sense of community, with amenities including a highly regarded primary school, local shops, a post office, cricket club, and traditional pubs. Surrounded by rolling countryside and riverside walks, Read is ideal for outdoor enthusiasts, with Read Hall Park and the River Calder on its doorstep. Nearby Whalley and Clitheroe offer excellent dining, boutique shopping, and top-rated schools—making Read a well-connected yet peaceful place to call home.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

D.

Council Tax

Band D.

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 1.30pm

01254 828810

8 York Street, Clitheroe, BB7 2DL

Monday to Friday - 9.00am to 5.00pm

01200 428691

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 (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to 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).







Total area: approx. 115.7 sq. metres (1245.7 sq. feet)





