



athertons
property & land tel. 01254 828810

www.athertons-uk.com

Beech Drive, Calderstones Park, Whalley, Ribble Valley
£485,000



Located in the highly sought-after Calderstones Park development, this beautifully refurbished four-bedroom executive detached family home occupies a private, walled corner plot and features a spacious garden room extension. Thoughtfully updated and modernised by its current owners, the property is presented in immaculate condition, boasting a recently fitted kitchen, bathroom, and en-suite, along with elegant décor. Offering contemporary living with easy access to the excellent amenities of Whalley Village, this stunning home seamlessly combines comfort, sophistication, and convenience.

Upon entering, you are welcomed by a bright and airy entrance hall, where an elegant staircase leads to the first floor. The space is enhanced by Amtico herringbone flooring, which flows into the office, kitchen, and dining room. A Victorian-style two-piece WC is situated off the hallway, featuring a Burlington wall-mounted wash basin and a single-flush WC. The office is well-appointed, enjoying a pleasant front-facing aspect with ample space for a desk and additional storage.

The kitchen has been beautifully refurbished by the owners and showcases quartz worktops, tiled splashbacks, an island with breakfast bar seating, an inset dual-bowl sink, and a range of new integrated Bosch appliances, including an electric double combi oven, fridge/freezer, four-ring induction hob with extractor fan, and dishwasher. Adjacent to the kitchen is a well-equipped utility room with base-level units, space for a washer and dryer, a newly fitted UPVC double-glazed external door, and a storage cupboard.

Adjoining the kitchen is the impressive dining room, featuring a bespoke, full-wall cabinetry design that offers ample storage solutions. Integrated downlighting enhances the grandeur of the space. Open access allows natural light to flood in from the adjoining garden room, which boasts glazed walls, a warm roof, and French doors leading onto the rear patio—creating a versatile and inviting space that can be enjoyed year-round.

Upstairs, a spacious landing provides access to four generously sized double bedrooms and the family bathroom. The principal bedroom benefits from fitted wardrobes, ample space for a super-king bed and dressing tables, and a brand-new, beautifully finished en-suite shower room. The en-suite features a walk-in rainfall shower, dual-flush WC, illuminated anti-fog mirror, and porcelain tiled flooring and walls, along with a stylish wash basin. The family bathroom comprises a panelled bath with an overhead mains mixer shower, LVT flooring and walls, a dual-flush WC, and a pedestal wash basin.

Externally, the large west-facing landscaped garden enjoys the privacy of its corner plot and high-walled borders, creating a peaceful and sunlit retreat. A spacious Indian stone patio provides the perfect setting for al fresco dining and entertaining, while a low-maintenance garden features artificial turf, iron railings, and beautifully maintained chipped planting beds. To the front, a double driveway offers parking for two cars, complemented by paved pathways, a well-kept front garden, and access to the integral single garage, which benefits from a recently fitted bi-folding door for easy vehicle and pedestrian access.

Whalley is a picturesque village nestled on the banks of the River Calder, rich in historic charm and home to a variety of independent boutiques, shops, cafés, and restaurants. Ideally located for those who appreciate the natural beauty of the Ribble Valley, the area offers an excellent balance between countryside living and modern convenience. Several highly regarded schools are nearby, including Oakhill College and Whalley Meadows Forest School, both of which have private day nurseries. Additionally, Whalley benefits from a railway station with direct services to Manchester, making it an excellent choice for commuters.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

C (71).

Council Tax

Band E.

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 (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.

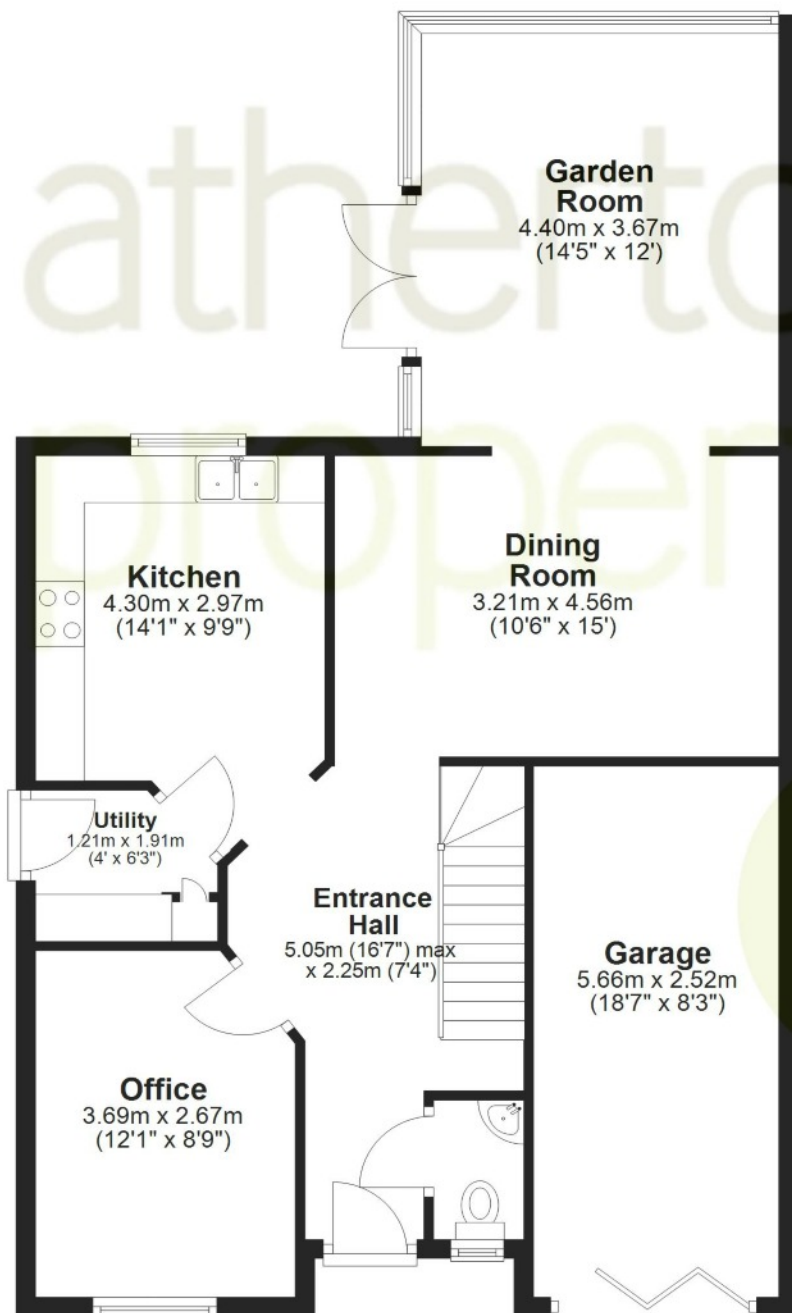
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction) .





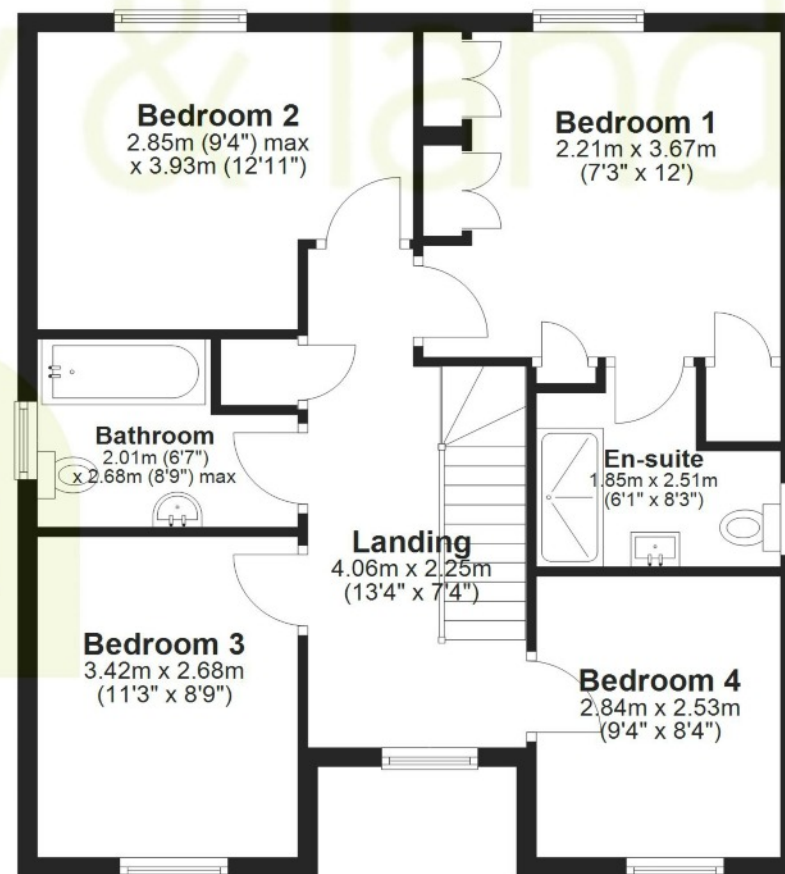
Ground Floor

Approx. 83.5 sq. metres (898.3 sq. feet)



First Floor

Approx. 59.4 sq. metres (638.8 sq. feet)



Total area: approx. 142.8 sq. metres (1537.2 sq. feet)





