



Offered to the market with no onward chain in a desirable and family-friendly corner of Whalley, this immaculate four-bedroom detached home offers a perfect blend of contemporary design and comfortable living. Finished throughout to an exceptional show-home standard, the property combines stylish décor, thoughtful layout, and quality fixtures, creating a bright, inviting, and effortlessly elegant family home.

The property enjoys a private rear garden, thoughtfully landscaped with west-facing composite decking that captures the sun throughout the afternoon and evening – an ideal setting for al fresco dining, entertaining, or simply relaxing in tranquillity. Its location is equally appealing, just a short stroll from the heart of Whalley, within easy reach of prestigious schools, independent shops, and the surrounding Ribble Valley countryside.

Internally, the home is arranged to provide versatile family living. A welcoming entrance hallway with stairs to the first floor and a tiled two-piece WC off leads seamlessly into the spacious lounge. Bathed in natural light from a front-facing window, the lounge offers a warm and inviting space, connecting effortlessly to the open-plan kitchen, family, and dining area.

The kitchen is a contemporary masterpiece, designed for both style and practicality. Cream base and eye-level units are paired with complementary worktops, while a six-ring gas hob, double oven, integrated dishwasher, fridge freezer, and wine fridge provide all the tools needed for modern family life. French doors and a window invite garden views and sunlight into the space, while LED spotlights add a sleek finishing touch. The adjoining under-stair storage and utility room provide additional space, with the utility room housing the wall-mounted boiler and offering external access to the side of the property.

Upstairs, four generously proportioned bedrooms offer comfortable accommodation for family and guests. The principal bedroom is a serene retreat, complete with fitted wardrobes and a tiled en-suite shower room finished to a high standard. Bedrooms two and three each offer fitted storage and versatile space, with bedroom four currently used as a dressing room and bedroom two benefiting from a bright, dual-aspect layout. A family bathroom, designed with a contemporary four-piece suite, offers both a panelled bath and a separate shower, tiled elevations, a dual-flush WC, and wash basin – providing a luxurious space for relaxation.

Externally, the property continues to impress. A single driveway provides off-road parking for two vehicles and leads to a detached single garage. The front garden is complemented by a small hedgerow and a pathway to the entrance. To the rear, the exceptionally private garden offers mature planted borders, artificial turf, and a spacious composite deck – the perfect vantage point for enjoying sunny afternoons or evenings. A gated side access ensures convenience and security, while the overall layout provides both privacy and functionality for family life.

Whalley is a charming and historic village nestled in the heart of the Ribble Valley, renowned for its picturesque streets, rich heritage, and strong sense of community. The village boasts a wealth of amenities, including independent shops, traditional pubs, and quality eateries, offering a perfect blend of convenience and character. Whalley is well served by excellent schools, including highly regarded local and grammar schools, and benefits from superb transport links, with a nearby train station and easy access to the M6 and M65, making it ideal for commuters. Surrounded by rolling countryside, scenic walking trails, and the River Calder, the village provides a tranquil setting while remaining within easy reach of modern conveniences.

Services

All mains services are connected.

Tenure

We understand from the vendors to be Freehold.

Energy Performance Rating

B (85).

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 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.

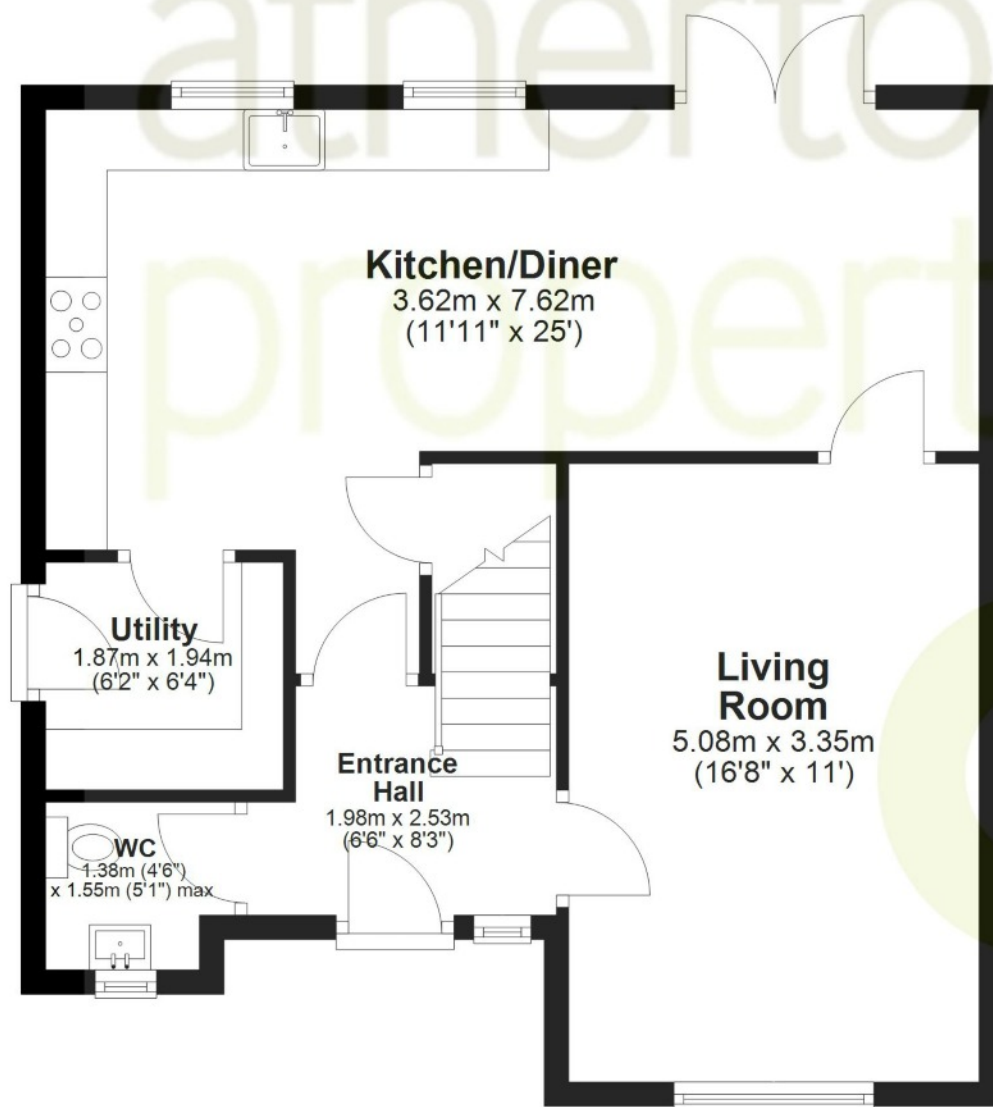
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





Ground Floor

Approx. 55.7 sq. metres (599.5 sq. feet)



First Floor

Approx. 58.1 sq. metres (625.1 sq. feet)



Total area: approx. 113.8 sq. metres (1224.6 sq. feet)





