



Tucked away at the end of a quiet cul-de-sac in the sought-after village of Read, Berkeley Drive is an immaculately presented detached home offering modern family living finished to an exceptional standard. With high-quality fixtures and fittings throughout—including oak doors, a designer German kitchen, and luxurious bathrooms—this superb residence combines style, comfort, and practicality in equal measure. Benefiting from ample parking with EV charging point, flexible living spaces, and private rear gardens, it represents the perfect move-in-ready family home.

Approached via a spacious driveway with walled borders and feature lighting, the property makes an immediate impression. To the rear, private gardens are designed with both relaxation and family life in mind, featuring an initial stone patio, large lawned area with gravelled and fenced borders, and a raised south-facing terrace enjoying the best of the afternoon and evening sun.

Inside, the home opens with a tiled entrance hallway giving access to a modern cloakroom WC, complete with wash basin, WC, and heated towel rail. The main family lounge is generously sized, with alcove features, a gas fireplace, and stairs rising with oak handrail and glass balustrade. A useful understairs cupboard provides practical storage. To the front, a second lounge—equally suited as a study, children’s playroom, or snug—adds flexibility, and is complemented by a handy store room with electric roller door, ideal for bikes, equipment, or garden tools.

The spectacular open plan kitchen/diner/snug lies to the rear, where an impressive open-plan kitchen, dining, and lounge area stretches across the width of the property. Flooded with natural light from Velux windows and French doors, the space is as practical as it is stylish.

The kitchen itself has been finished to showroom standards, with sleek matt black German Nobilia base and wall units, a central island with Corian worktops, and a full suite of integrated Neff appliances—including ovens, induction hob with extractor, fridge/freezer, and dishwasher. A Quooker tap and porcelain tiled flooring complete the high-end specification, while the adjoining snug area provides a perfect family hub. A separate utility room, with plumbing for washer/dryer and space for an additional fridge, offers further convenience and external side access.

Upstairs, the landing leads to four well-proportioned bedrooms. The principal bedroom is a generous double with fitted wardrobes and a stunning en-suite shower room, fully tiled in grey with illuminated mirror, rainfall shower, vanity wash basin, and WC. The second bedroom also benefits from fitted wardrobes, while the third and fourth doubles are equally spacious and versatile in use. A luxurious family bathroom completes the first floor, boasting a feature tiled-panel bath, walk-in rainfall shower, WC, vanity wash basin, and ceramic herringbone tiled floor.

Externally, the property continues to impress. The front driveway provides ample off-road parking, feature lighting, and a modern EV charging point, while the landscaped rear garden offers space for both entertaining and play, with its two patio terraces and wide lawn.

With its prime location close to excellent schools, transport links, and the amenities of Read and the wider Ribble Valley, Berkeley Drive combines stylish modern interiors with family-friendly practicality—an immaculate home ready to enjoy from the very first day.

Services

All mains services are connected.

Tenure

We understand from the vendors to be Freehold.

Energy Performance Rating

C (74).

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.

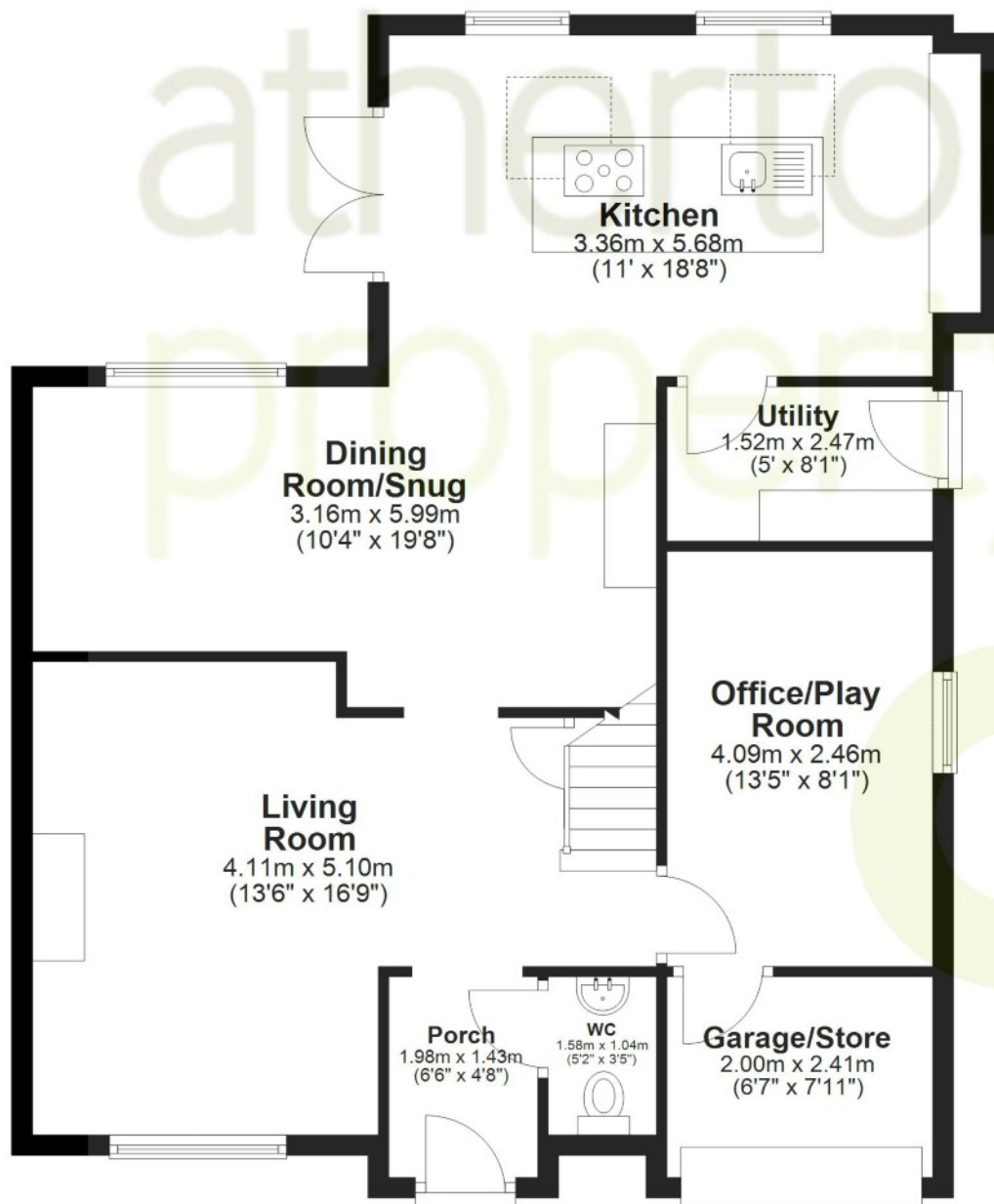
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





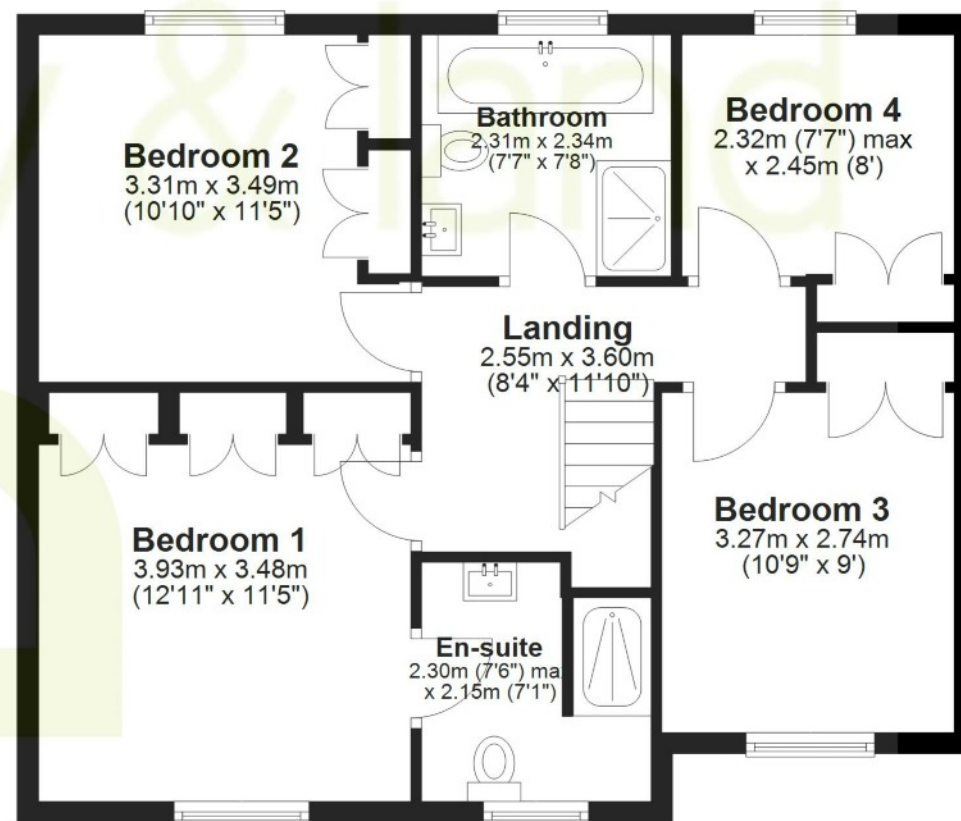
Ground Floor

Approx. 83.9 sq. metres (903.4 sq. feet)



First Floor

Approx. 60.6 sq. metres (652.8 sq. feet)



Total area: approx. 144.6 sq. metres (1556.2 sq. feet)

