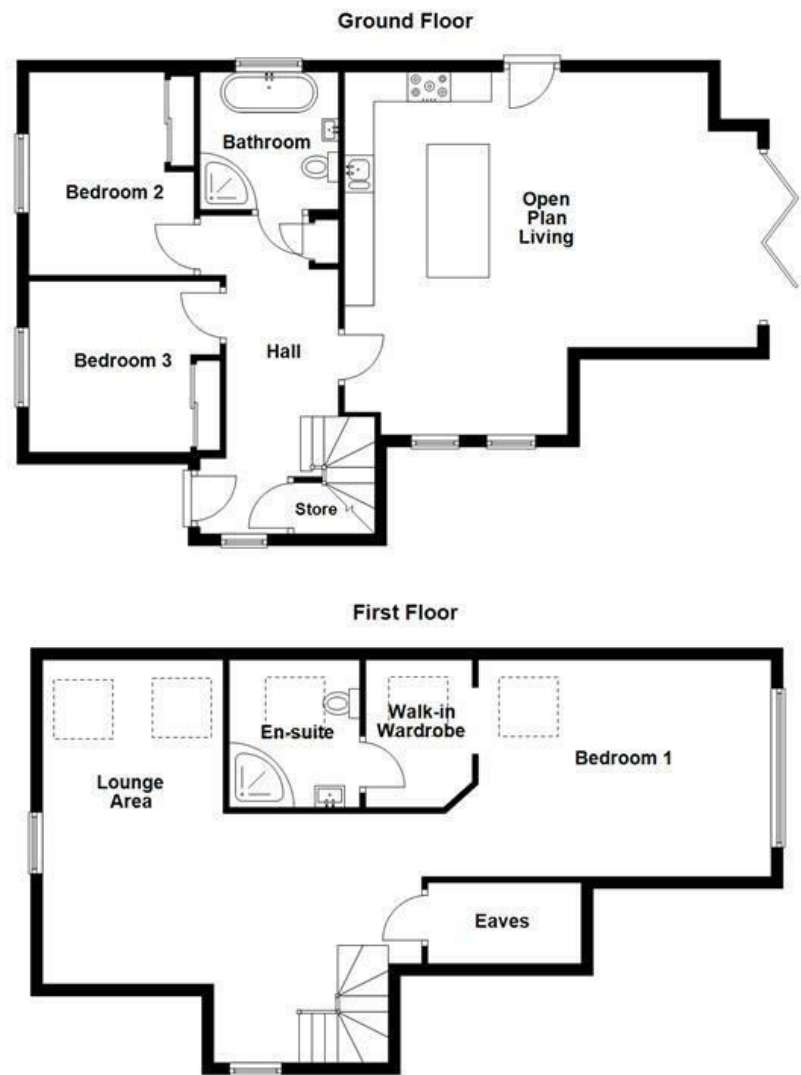




Abbey Fields, Whalley, BB7 9RS

Offers Over £630,000

A STYLISH DETACHED HOME

Welcome to this magnificent detached property, constructed in 2022 in one of Ribble Valley's most sought-after estates. This south-west facing property is surrounded by high hedgerows producing a completely private plot. Offering sweeping views towards Whalley Nab and being impeccably finished to the highest standard, rarely does a property of this calibre come to market.

Step inside to discover living spaces flooded with natural light from large feature windows and doors. The ground floor is adorned with porcelain tiles that flow seamlessly into the patio, creating a harmonious indoor-outdoor living experience. Unique alcoves display integral artwork, adding a bespoke touch to the interior.

The spacious entrance hall, highlighted by an LED-lit staircase and feature artwork, leads to two comfortable double bedrooms with fitted wardrobes and family bathroom which exudes showroom quality. Upstairs, the main suite offers an open-plan layout with stunning views of Whalley Nab, vaulted ceilings, and skylights. The space includes a lounge area, dressing area and a luxurious en-suite.

Externally, the property continues to excel boasting an extremely private rear garden, gated off road parking to the front and a substantial double detached garage. The garage with an impressive height of 4.5m is built to dwelling standards with insulated cavity walls, insulated electric roller shutter doors, a triple glazed window and all mains services, including drainage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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 3  2  1  B

- Outstanding Detached Property
 - Energy Saving Features Throughout
 - Off Road Parking and Substantial Double Detached Garage
 - EPC Rating B
- Three Bedrooms and Two Bathrooms
 - Presented to Highest Standard Throughout
 - Tenure Freehold
- Stunning Open Plan Kitchen/Living Area
 - South-West Facing Plot with Views Towards Whalley Nab
 - Council Tax Band E

Ground Floor

Entrance Hall

14'0 x 7'5 (4.27m x 2.26m)

Aluminium front door, UPVC triple glazed window, central heating radiator, smoke detector, spotlights, porcelain tiled flooring, doors to open plan kitchen/living area, two bedrooms, bathroom, storage cupboard, understairs storage and LED lit staircase to first floor.

Open Plan Kitchen/Living Area

23'0 x 21'2 (7.01m x 6.45m)

Two UPVC triple glazed windows, central heating radiator, range of matte wall and base units with quartz work surfaces, inset stainless steel one and a half sink with high spout spring mixer tap, integrated high rise electric self-cleaning double oven and self-cleaning combi grill/microwave, warming drawer, AEG five ring induction hob and extractor hood, integrated fridge freezer and dishwasher, wine cooler, central island, concealed remote electrical socket tower with phone charging facility, media wall with wall mounted electric fire and television point, class one chimney for potential log burning stove, spotlights, smoke detector, porcelain tiled flooring, UPVC triple glazed door to side elevation and Centor UPVC triple glazed bi-folding doors to rear with integral insect screen and blind.

Bedroom Two

11'4 x 9'2 (3.45m x 2.79m)

UPVC triple glazed window, central heating radiator, spotlights and fitted wardrobe.

Bedroom Three

10'8 x 9'6 (3.25m x 2.90m)

UPVC triple glazed window, central heating radiator, spotlights and fitted wardrobe.

Bathroom

7'8 x 7'3 (2.34m x 2.21m)

UPVC triple glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, freestanding insulated bath with waterfall mixer tap, corner direct feed rainfall shower enclosed with rinse head and jets, spotlights, extractor fan, partially tiled elevations and porcelain tiled flooring.

First Floor

Landing

14'10 x 12'11 (4.52m x 3.94m)

UPVC triple glazed window, Velux window, central heating radiator, spotlights, smoke detector, open to bedroom one and lounge area.

Lounge Area

18'4 x 10'1 (5.59m x 3.07m)

UPVC triple glazed window, two triple glazed Velux windows with integrated solar powered blinds, central heating radiator, television point and open views to Whalley Nab.

Bedroom One

15'1 x 13'6 (4.60m x 4.11m)

UPVC triple glazed feature triangular window, triple glazed Velux window with integrated solar powered blind, vaulted ceiling, central heating radiators, spotlights, eaves storage and open to walk-in wardrobe.

Walk-in Wardrobe

8'4 x 6'0 (2.54m x 1.83m)

Velux window with integrated solar powered blind, spotlights, fitted wardrobes and door to en suite.

En Suite

8'3 x 7'3 (2.51m x 2.21m)

Velux window with integrated solar powered blind, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, direct feed rainfall shower enclosed with rinse head, spotlights, extractor fan, partially tiled elevations and vinyl flooring.

External

Rear

Enclosed garden with porcelain tiled patio area, 240v external power, brick built 240v power BBQ area with timber canopy, granite work surface, two burner Calor gas hob, external lighting and outdoor tap.

Front

Remote controlled electric vehicle gate, tarmac driveway with illuminated gate pillars, laid to lawn, composite seating area, external lighting and access to double garage.

Double Garage

26'2 x 19'9 (7.98m x 6.02m)

Power, lighting, insulated cavity walls, UPVC triple glazed window, feature aluminium pedestrian door to rear, insulated electric remote controlled roller doors and external 240v power point.



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