



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	77	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Hayhurst Road, Whalley, BB7 9RL

£430,000

A SPACIOUS DETACHED FAMILY HOME CLOSE TO THE HEART OF WHALLEY

Nestled on the sought-after Hayhurst Road in Whalley, this substantial detached family home offers an exceptional opportunity for those seeking a blend of comfort and potential. Spanning an impressive 1,464 square feet, the property boasts two spacious reception rooms, perfect for both entertaining guests and enjoying family time.

With four well-proportioned bedrooms, including a delightful ensuite in the main bedroom, this residence is ideal for a growing family. The layout provides ample space for personalisation, allowing you to create your dream home tailored to your unique style and needs.

One of the standout features of this property is the stunning field views to the rear, complemented by picturesque vistas of Whalley Nab to the front. These scenic surroundings enhance the tranquil atmosphere, making it a perfect retreat from the hustle and bustle of daily life.

Additionally, the home benefits from an integral double garage and off-road parking on a generous double driveway, ensuring convenience for multiple vehicles.

Situated close to the heart of Whalley, you will find yourself within easy reach of local amenities, schools, and transport links, making this location both practical and desirable. This property truly represents a

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 4  2  2  C

- Impressive Detached Property
 - Contemporary Fitted Kitchen
 - Ample Off Road Parking and Double Garage
 - EPC Rating C
- Four Bedrooms
 - Abundance of Living Space
 - Tenure Freehold
- Two Bathrooms
 - Spacious Rear Garden with Field Views
 - Council Tax Band F

Ground Floor

Entrance Hall

14'10 x 6'0 (4.52m x 1.83m)
Wood single glazed frosted front door, wood single glazed frosted window, central heating radiator, coving, smoke detector, laminate flooring, doors to reception room one, WC, kitchen, understairs storage and stairs to first floor.

WC

4'10 x 4'10 (1.47m x 1.47m)
Central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, extractor fan and tiled flooring.

Lounge

14'9 x 11'1 (4.50m x 3.38m)
Wood double glazed box bay window, two central heating radiators, coving, two feature wall lights, living flame gas fire, television point and double doors to reception room two.

Dining Room

11'1 x 9'10 (3.38m x 3.00m)
Central heating radiator, coving and aluminium double glazed sliding door to rear.

Kitchen

14'4 x 9'10 (4.37m x 3.00m)
Two wood double glazed windows, central heating radiator, range of panelled wall and base units with laminate work surfaces, integrated high rise double oven and grill, four ring gas hob and extractor hood, tiled splashback, composite sink and drainer with mixer tap, integrated dishwasher and fridge freezer, breakfast bar, partially tiled elevations, tiled flooring, door to reception room two and open arch to utility.

Utility

5'9 x 4'11 (1.75m x 1.50m)
Central heating radiator, range of panelled wall and base units with laminate work surfaces, plumbing for washing machine, tiled flooring and wood single glazed door to rear.

First Floor

Landing

Access to partially boarded loft via pull down ladder, smoke detector, doors to four bedrooms, family bathroom and airing cupboard.

Bedroom One

17'7 x 10'8 (5.36m x 3.25m)
Two wood double glazed windows, central heating radiator, fitted wardrobes and door to en suite.

En Suite

8'0 x 5'10 (2.44m x 1.78m)
Wood double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed power shower, partially tiled elevations and tiled flooring.

Bedroom Two

12'1 x 9'9 (3.68m x 2.97m)
Wood double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

9'0 x 8'0 (2.74m x 2.44m)
Wood double glazed window, central heating radiator and laminate flooring.

Bedroom Four

8'11 x 7'7 (2.72m x 2.31m)
Wood double glazed window, central heating radiator and fitted wardrobes.

Bathroom

8'1 x 6'2 (2.46m x 1.88m)
Wood double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, wood panelled bath with mixer tap, partially tiled elevations, LED illuminated mirror and tiled flooring.

External

Rear

Laid to lawn garden with Indian stone paving, bedding areas, field views, doors to brick built storage shed and garage.

Storage Shed

9'9 x 4'2 (2.97m x 1.27m)

Front

Laid to lawn garden, tarmac driveway and access to double garage.

Double Garage

17'6 x 17'0 (5.33m x 5.18m)
Power, lighting, wall mounted Worcester boiler and two up and over garage doors.

