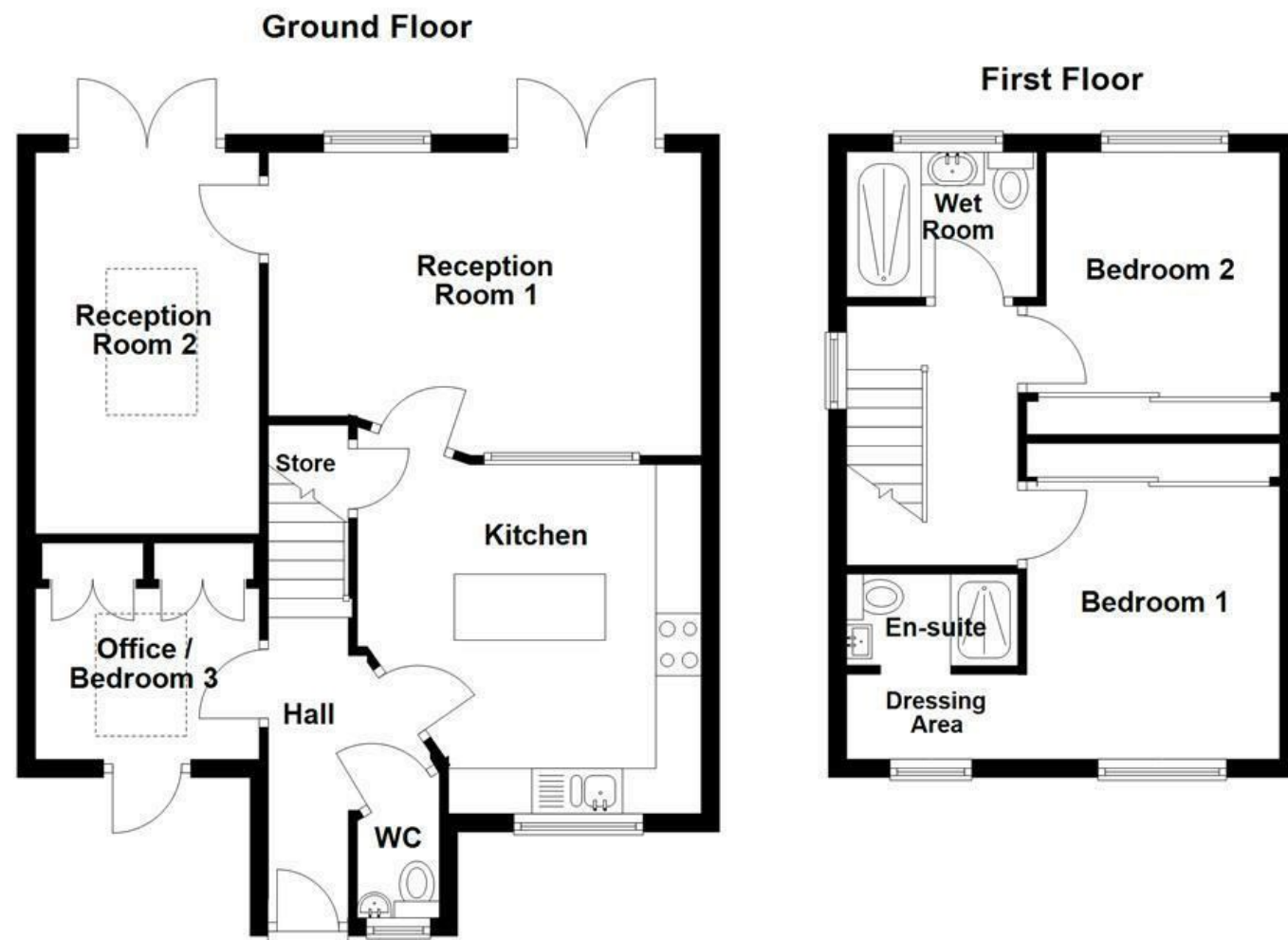




| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>85</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            | <b>71</b> |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |

England & Wales

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Woodlands Park, Whalley, BB7 9UG

### £349,950

A STUNNING HOME IN THE HEART OF WHALLEY

Nestled in the charming Woodlands Park area of Whalley, this truly impressive semi-detached home offers a delightful blend of modern living and picturesque surroundings. The property features two well-appointed reception rooms, providing ample space for relaxation and entertainment.

The interior is a testament to contemporary design, with pristine finishes and an abundance of natural light that floods through the glass doors and a striking feature glass wall. This thoughtful design not only enhances the aesthetic appeal but also creates a warm and welcoming atmosphere throughout the home.

The modern kitchen and bathroom suites are equipped with high-quality fixtures, ensuring both style and functionality. The main bedroom is a standout feature, complete with a dressing area and an en suite shower room, making it an ideal retreat for couples looking to downsize without sacrificing comfort or space.

One of the most enviable aspects of this property is the breath-taking views of Whalley Nab that can be enjoyed from the rear, providing a serene backdrop to daily life. This home is perfectly situated in a highly desirable village, offering a wonderful opportunity for those seeking a peaceful yet vibrant community.

# Woodlands Park, Whalley, BB7 9UG

## £349,950

 3  2  2  C

- Exquisite Semi Detached Property
  - Stunning Kitchen
  - Ample Off Road Parking, Garage and EV Charging Point
  - EPC Rating C
- Two/Three Bedrooms
  - Presented to Highest Standard Throughout
  - Tenure Freehold
- Two Bathrooms
  - Immaculate Rear Garden with Views to Whalley Nab
  - Council Tax Band D

### Ground Floor

#### Entrance Hall

11'4 x 5'10 (3.45m x 1.78m)  
Composite double glazed front door, central heating radiator, smoke detector, spotlights, Kamdean flooring, doors leading to WC, kitchen, office/bedroom three and stairs to first floor.

#### WC

5'5 x 3'0 (1.65m x 0.91m)  
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, spotlights and Kamdean flooring.

#### Kitchen

12'8 x 12'5 (3.86m x 3.78m )  
UPVC double glazed window, central heating radiator, range of wall and base units with quartz work surfaces, central island with breakfast bar, integrated high rise Hotpoint oven and microwave oven, Hotpoint four ring electric hob, AEG extractor hood, inset one and a half bowl stainless steel sink with integrated draining ridges and Quooker instant boiling tap, washing up liquid dispenser, integrated fridge freezer, dishwasher and washing machine, spotlights, under unit lighting, plinth lighting, Kamdean flooring, door to under stairs storage and glass wall and door to reception room one.

#### Reception Room One

15'10 x 11'3 (4.83m x 3.43m )  
UPVC double glazed window, central heating radiator, spotlights, electric remote fire, television point, Kamdean flooring, door to reception room two and UPVC double glazed French door to rear.

#### Reception Room Two

13'10 x 8'1 (4.22m x 2.46m )  
Double glazed ceiling window, central heating radiator, spotlights, television point, wall mounted fire, Kamdean flooring and UPVC double glazed French doors to rear.

#### Office/Bedroom Three

8'1 x 7'2 (2.46m x 2.18m )  
UPVC double glazed opening window, UPVC double glazed ceiling window, central heating radiator, fitted wardrobes and Kamdean flooring.

### First Floor

#### Landing

11'2 x 6'6 (3.40m x 1.98m )  
UPVC double glazed window, coving, smoke detector, loft access, spotlights, doors leading to two bedrooms, wet room and over stairs storage with integrated boiler.

#### Bedroom One

10'3 x 9'0 (3.12m x 2.74m)  
UPVC double glazed window, central heating radiator, coving, spotlights, fitted wardrobes and open to dressing area.

#### Dressing Area

6'5 x 3'1 (1.96m x 0.94m)  
UPVC double glazed window, central heating radiator and open access to en suite.

### En Suite

6'6 x 3'3 (1.98m x 0.99m )  
Dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head, PVC panel elevations, extractor fan, spotlights and tiled effect flooring.

### Bedroom Two

9'4 x 9'1 (2.84m x 2.77m)  
UPVC double glazed window, central heating radiator and fitted wardrobes.

### Wet Room

6'4 x 5'9 (1.93m x 1.75m)  
UPVC double glazed window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head, spotlights, extractor fan, tiled elevations and tiled flooring.

### External

#### Rear

Enclosed garden with artificial lawn, composite decking, stone chippings, paving and views towards Whalley Nab.

#### Front

Bedding areas, resin driveway, block paving, access to garage and EV charging point.



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