



15 Deer Park Crescent, Whalley

£675,000 Leasehold

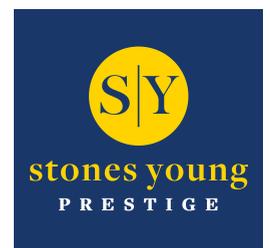
FOUR DOUBLE BEDROOM DETACHED HOME IN WHALLEY Positioned on a quiet crescent of one of the Ribble Valley's most desirable estates and within walking distance of local schools, restaurants, bars and countryside walks, this property offers outstanding quality throughout. The definition of an ideal family home.

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



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Inside, the home is finished to an exceptional show-home standard, with thoughtful interior design, outstanding eye for detail and high-quality fixtures throughout. The spacious entrance hall features stylish premium LVT flooring where you'll see the tone is set of the rest of the home. The hall features tasteful panelling, stairs to the first floor, access to the large downstairs WC and the generous double garage. The cosy lounge is a welcoming retreat, boasting a striking feature fireplace with slate hearth, wood mantle over, downlights and bespoke fitted alcove shelving and storage. To the rear, a stunning open-plan family room spans the full width of the property totaling 36 feet combining living, kitchen, and dining space, designed with both relaxation and entertaining in mind. The heart of the home, this room is every families dream space with well designed breakfast bar, integrated appliances and granite worksurfaces highlighting the quality on show. The ground floor also benefits from a practical utility room housing the boiler and plumbing for a washer and dryer.

Upstairs, two of the four bedrooms enjoy the luxury of en-suite facilities and fitted wardrobes with the master enjoying the additional upgrade of a fully tiled wet room en-suite, while a contemporary family bathroom serves the remaining rooms, providing ample space and privacy for all. For those who don't require all four bedrooms, they offer the extra opportunity for a home office or hobby room.

The outside space is equally impressive and has been thoughtfully landscaped to create a private and inviting environment including the use of high quality porcelain tiles raised beds and lawn, proving enjoyment for all the family. The generous driveway accommodates two cars with ease and leads to a spacious double garage, offering excellent storage solutions or potential for a workshop or home gym (subject to any necessary consents). The property's position within this sought-after estate ensures a peaceful setting, with access to green spaces and community amenities close by. Just a five minute walk to Whalley Village centre, for those looking for a stylish family home where you can enjoy the best of Ribble Valley living, this property delivers quality, comfort and convenience in equal measure.



Hallway

Premium LVT flooring, panel radiator, stairs to the first floor, access to garage, access to WC

Lounge

Carpet flooring, feature fireplace with electric stove, alcove storage and shelving, panel radiator, upvc double glazed bay window

WC

Two piece suite with wc and sink, porcelain tiled flooring, panel radiator

Living Area

Premium LVT flooring, panel radiator, upvc double glazed window

Dining Area

Premium LVT flooring, panel radiator, upvc double glazed patio doors, under stairs storage

Kitchen

Range of fitted wall and base units with contrasting granite worksurfaces and breakfast bar, double sink, integral double fridge freezer, integral oven and microwave, integral dishwasher, integral six ring gas hob, upvc double glazed window, downlighting

Utility Room

Granite worksurfaces with sink, boiler, plumbed for washing machine and tumble dryer, side door

Landing

Carpet flooring, panel radiator, cupboard housing water tank, upvc double glazed window

Bedroom 1

Carpet flooring, fitted wardrobes, panel radiator, upvc double glazed window

En Suite 1

Three piece suite with walk in shower, wc and sink, heated towel rail, tiled flooring, upvc double glazed frosted window

Bedroom 2

Carpet flooring, fitted wardrobes, panel radiator, upvc double glazed window

En-Suite 2

Three piece suite with shower enclosure, wc and sink, heated towel rail, tiled flooring, upvc double glazed frosted window

Bedroom 3

Carpet flooring, panel radiator, upvc double glazed window

Bedroom 4

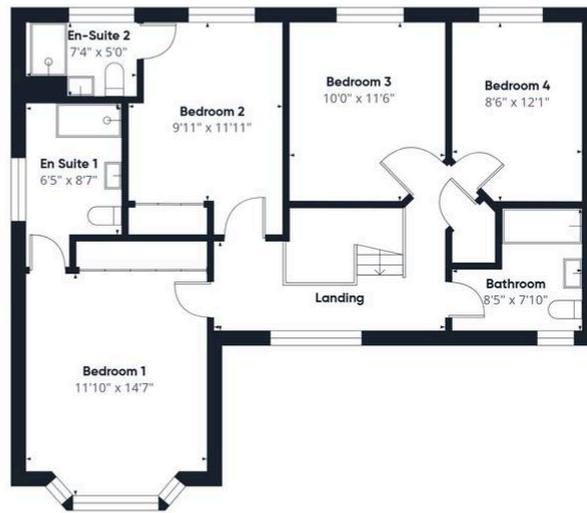
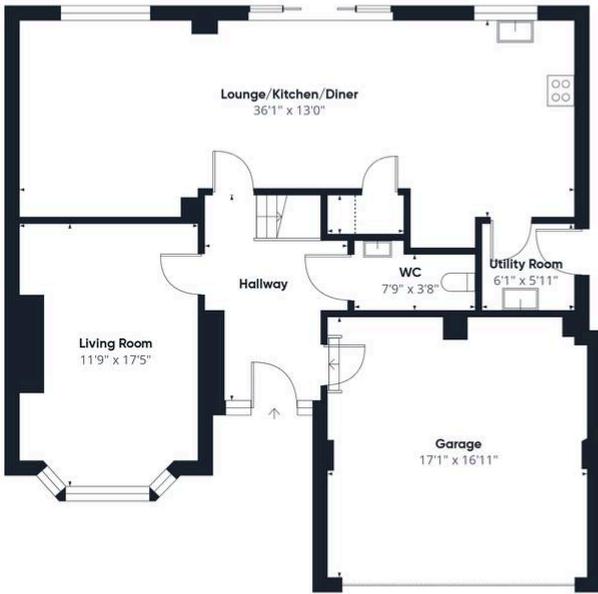
Carpet flooring, panel radiator, upvc double glazed window

Bathroom

Three piece suite with shower over bath, wc and sink, heated towel rail, tiled flooring, upvc double glazed frosted window







Approximate total area^m
1899 ft²
Reduced headroom
4 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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