

15 Westfield Close, Calderstones Park Whalley

A beautiful 5 bedroom detached house set on a corner plot
Offers over £699,000 – No chain



- Large open plan modern kitchen
- 5 bedrooms, 2 with en-suite
- Lounge with bay and separate study
- Private southwest facing gardens
- Detached double garage
- 1,776 Sq. ft approx.
- No Chain



15 WESTFIELD CLOSE, CALDERSTONES PARK WHALLEY

A stunning detached family home occupying a generous corner plot on the edge of the highly desirable Calderstones Park development. Tucked away at the end of a quiet cul-de-sac, this impressive property enjoys a mature, private southwest-facing rear garden with direct gated access onto Turkey Lane, providing immediate access to beautiful countryside walks.

The accommodation has been thoughtfully updated and offers stylish, modern living throughout. A welcoming entrance hallway featuring attractive herringbone Karndean flooring leads to a 2-piece cloakroom, a spacious study, and a comfortable lounge with French doors opening onto the rear garden. A particular highlight of the home is the superb open-plan living kitchen, extending from the front to the rear of the property. Recently renovated in 2024, the contemporary kitchen boasts high-end integrated Siemens appliances, Silestone worksurfaces and Quooker tap. There is large central island with dining space, a seating area to the front and bi-fold doors at the rear that create a seamless connection to the garden, making it ideal for both family life and entertaining. To the first floor, a spacious landing leads to five well-proportioned bedrooms, including two with en-suite shower rooms together with a four-piece family bathroom.

Externally, the property benefits from a driveway leading to a detached double garage. The mature rear garden offers an excellent degree of privacy and enjoys afternoon and evening sunshine. Additional features include direct gated access onto Turkey Lane.

Whalley village offers an excellent range of amenities, including independent shops, bars, restaurants, churches, a health centre, and a railway station providing direct links to Manchester. Properties in this prime edge-of-development position within Calderstones Park rarely come to the market, this property has been in the same ownership since it was built in 2004 so early viewing is highly recommended.

LOCATION: Leave Whalley on Mitton Road and at the mini roundabout turn left through the stone gate posts into Calderstones Park. Continue straight on to the T-junction, turn left and follow Pendle Drive round the right-hand bend. At the next T-junction turn left and then first right into Westfield Close, the house can be found in the far left corner.

ACCOMMODATION: (imperial dimensions in brackets: all sizes are approximate):-

ENTRANCE: large spacious entrance hall with coved cornicing, return staircase off to first floor with understairs storage cupboard and feature Herringbone wood-effect Karndean flooring.

CLOAKROOM: 2.2m x 1.0m (7'4" x 3'3"); with a two-piece white suite comprising low suite W.C and wall-hung wash handbasin with chrome taps and tiled splash back.

STUDY: 3.5m x 2.4m (11'4" x 7'10"); with coved cornicing and feature wood paneled walls.

LOUNGE: 3.7m x 5.4m (12'3" x 17'7"); with a feature living flame gas fire with attractive stone surround and hearth, bay window housing UPVC French doors opening on to the rear garden.

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LARGE OPEN PLAN DINING / KITCHEN: 3.4m x 9.1m (11'1" x 29'9"); modern contemporary fitted kitchen installed in 2024 with a large wall of fitted units incorporating Silestone work surface with molded sink, Quooker boiling water tap with under-unit lighting, there are two integrated Siemens electric fan ovens, a full height fridge and full height freezer with soft close doors and Siemens dishwasher. A central island unit with Silestone work surface with recessed Siemens induction hob with central downdraft extractor. There is a 5-seater breakfast bar with pendant lighting above. Recessed spotlighting. Herringbone wood-effect style Karndean flooring. Seating area with recessed spotlighting, Herringbone Karndean flooring and television point, to the rear are aluminium bifold doors opening on to rear garden.

UTILITY ROOM: 2.0m x 2.0m (6'5" x 6'8"); has fitted base cupboards with complimentary work surface, stainless steel sink unit with mixer tap. Space and plumbing for a washer and space for a tumble dryer. Karndean flooring and wall-mounted central heating boiler.

FIRST FLOOR: a spacious landing with loft access, airing cupboard and spindles and balustrade.



BEDROOM ONE: 4.1m x 3.3m (13'4" x 10'10"); with fitted wardrobes.



ENSUITE SHOWER ROOM: 1.8m x 2.4m (5'9" x 7'9"); with a three-piece white suite comprising low suite W.C with pushbutton flush, wall-hung vanity wash handbasin with chrome mixer tap, storage drawers under. Fitted shower enclosure with thermostatic shower with fixed showerhead and separate handheld showerhead, tall chrome heated towel rail, travertine tiled walls and floor.

BEDROOM TWO: 3.8m x 3.9m (12'5" x 12'10"); with fitted wardrobes and dressing table.

ENSUITE SHOWER ROOM: 2.8m x 1.4m (9'0" x 4'9"); with a three-piece suite comprising low suite W.C pedestal wash handbasin with chrome tap. Shower enclosure with thermostatic shower and part tiled walls.

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BEDROOM THREE: 3.4m x 3.4m (11'0" x 11'0");

BEDROOM FOUR: 2.5m x 2.6m (8'2" x 8'8"); with fitted wardrobes.

BEDROOM FIVE: 2.9m x 2.2m (9'5" x 7'2"); with fitted wardrobes.

BATHROOM: 2.5m x 2.3m (8'1" x 7'5"); with a four-piece white suite comprising low suite W.C pedestal wash handbasin with chrome taps. Panelled bath with chrome taps and shower enclosure with fitted thermostatic shower, Chrome heated ladder style towel rail, recessed spotlighting and extractor fan.

OUTSIDE: The property is approached by a double tarmac drive leading to a detached double garage with two up-and-over single garage doors, there is electric light and power. There is a front garden laid to lawn with central pathway and planting borders, with gated access to Turkey Lane. To the rear there is a good-sized mature south-west facing rear garden, Indian stone paved patio. Good-sized lawn with planting borders, mature trees and shrubs. There is exterior lighting.

HEATING: Gas fired hot water central heating complemented by double glazing.

SERVICES: Mains water, electricity, gas and drainage are connected.

TENURE: Freehold.

COUNCIL TAX BAND F.

FLOOD RISK: Very low.

ESTATE CHARGE: The annual estate charge in 2026 was £156.52.



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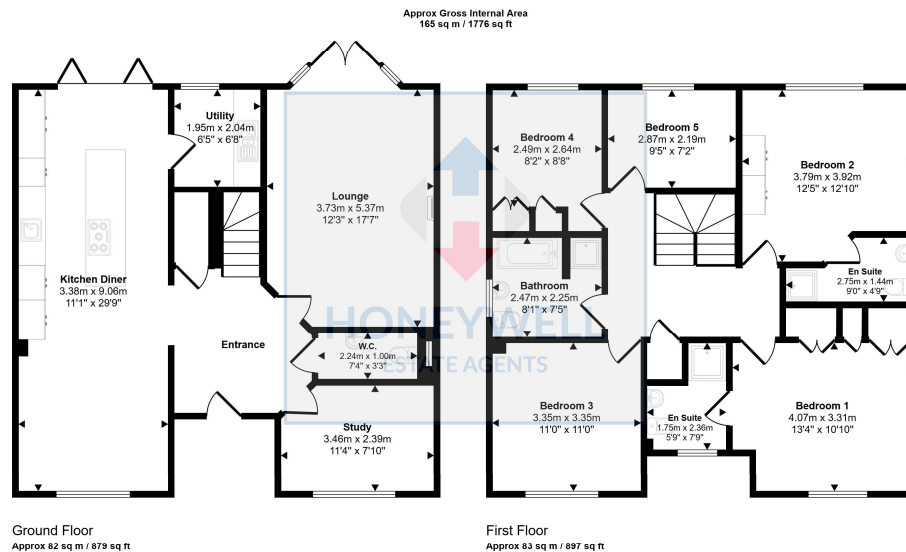
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