



Pendle Drive, Whalley, Ribble Valley BB7

Clitheroe

Offers in Region of **£550,000**

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property & land





An exceptional five-bedroom semi-detached family home occupying a superb corner plot within the highly regarded Calderstones Park development. Extending over three floors and comprehensively refurbished by the current owners, the property combines stylish contemporary interiors with generous, versatile living accommodation and beautifully landscaped private gardens.

Finished to an impressive standard throughout, the house offers a particularly well-considered layout for modern family life. A standout feature is the superb open-plan kitchen, dining and snug area, complemented by a separate first-floor lounge, five double bedrooms, beautifully appointed bathrooms and a former double garage providing excellent additional recreational or home-working space. The accommodation opens into a welcoming entrance hall with porcelain tiled flooring, a stylish two-piece cloakroom/WC and return staircase rising to the upper floors.

The impressive open-plan kitchen, dining and snug provides a wonderfully sociable setting for everyday family life and entertaining. The kitchen is fitted with a sleek range of base and eye-level cabinetry, Corian work surfaces and a substantial central island incorporating breakfast-bar seating beneath pendant lighting. A comprehensive range of AEG appliances includes twin ovens, induction hob, extractor and dishwasher, with additional space for an American-style fridge/freezer. A dual stainless-steel sink incorporates an instant hot-water tap, while a useful pantry cupboard provides further storage.

The kitchen flows seamlessly into a light-filled dining area, with French doors opening directly onto the timber decking and creating an attractive connection with the gardens. Beyond, the comfortable snug features half-panelled walls, fitted shelving and a striking French oak-clad media wall, providing a particularly attractive focal point. A separate utility room is fitted with further cabinetry and a stainless-steel sink, together with a boiler cupboard and plumbing for laundry appliances.

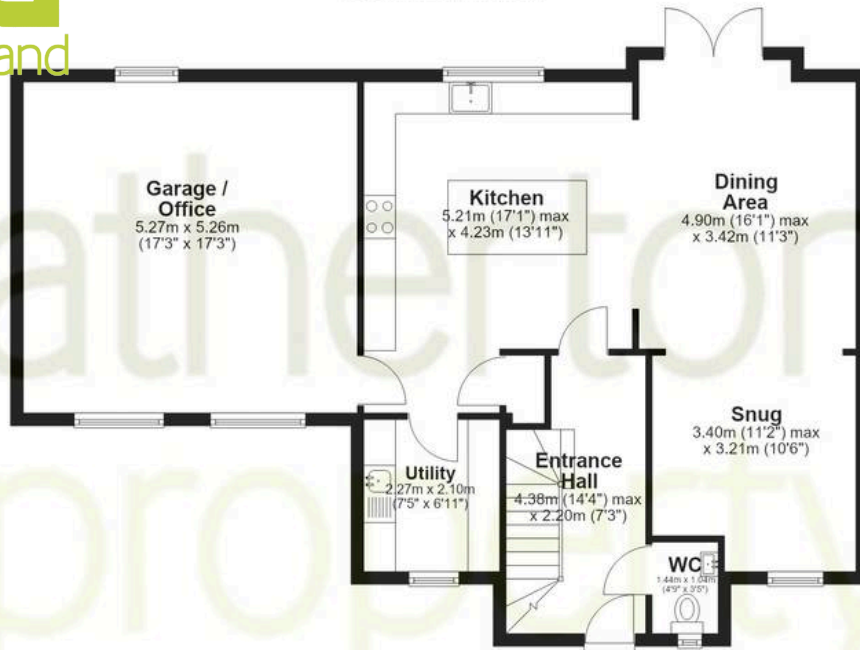
The former double garage has been adapted to create highly versatile additional accommodation. Plastered and carpeted, with the former garage openings converted to windows, the space has previously been used as a pool/games room and would lend itself equally well to a substantial home gym, office, studio or hobby room.





Ground Floor

Main area: approx. 63.2 sq. metres (680.6 sq. feet)
Plus garages, approx. 27.7 sq. metres (298.4 sq. feet)



First Floor

Approx. 65.0 sq. metres (700.0 sq. feet)



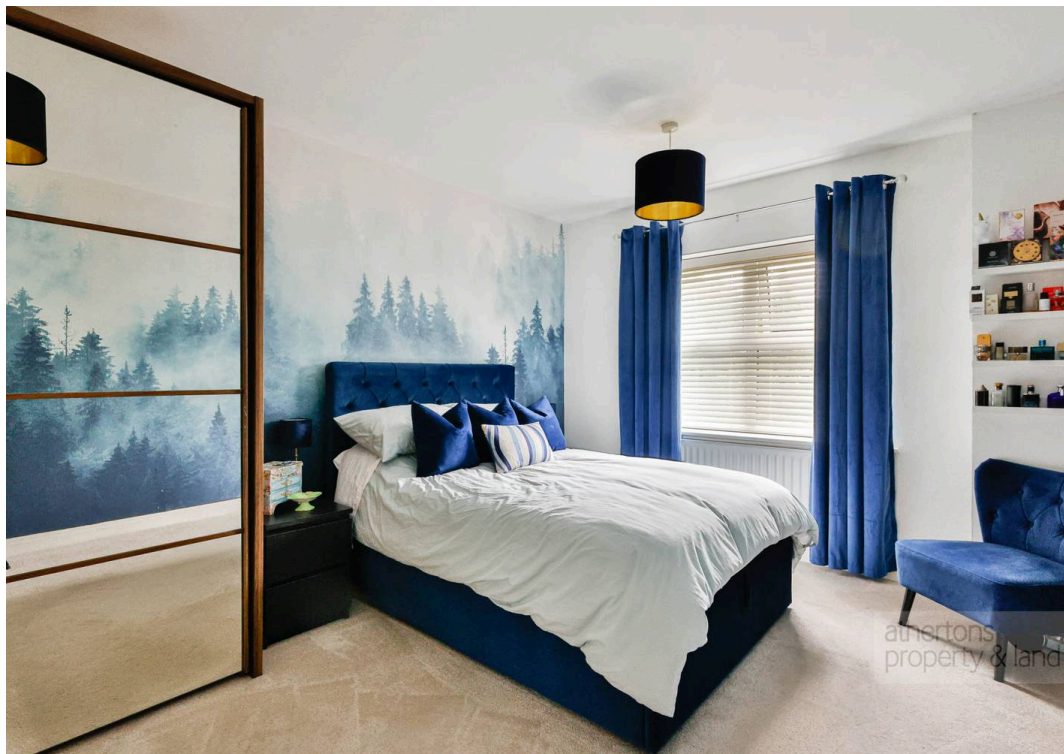
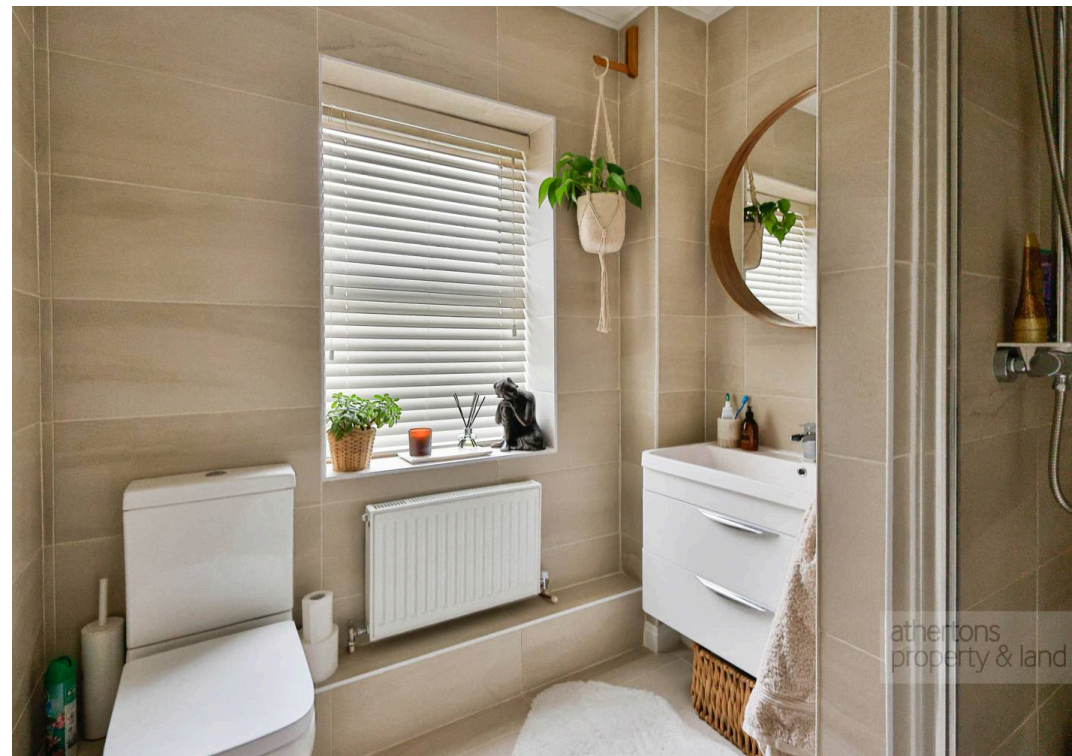
Second Floor

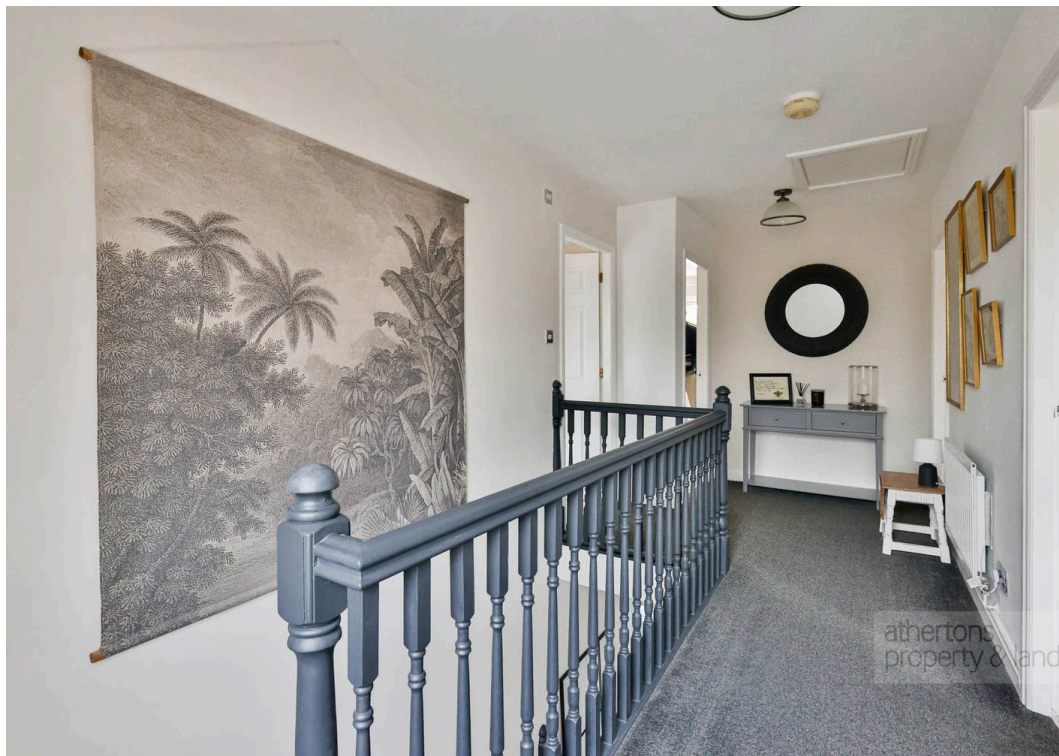
Approx. 66.0 sq. metres (710.4 sq. feet)



Main area: Approx. 194.3 sq. metres (2090.9 sq. feet)
Plus garages, approx. 27.7 sq. metres (298.4 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.
Plan produced using PlanUp.







A wide landing serves the first-floor accommodation, with a further staircase continuing to the second floor. The principal bedroom is a generously proportioned double with ample space for freestanding furniture and the benefit of a stylish en-suite shower room, finished with tiled walls and flooring and comprising a tiled shower enclosure, WC and wash basin.

Also on this level is a further double bedroom/home office, complete with fitted wardrobes, dual windows and a useful alcove. The separate first-floor lounge is another appealing feature of the layout; bright and spacious, with an attractive box/bay window and providing an excellent retreat away from the main open-plan living space.

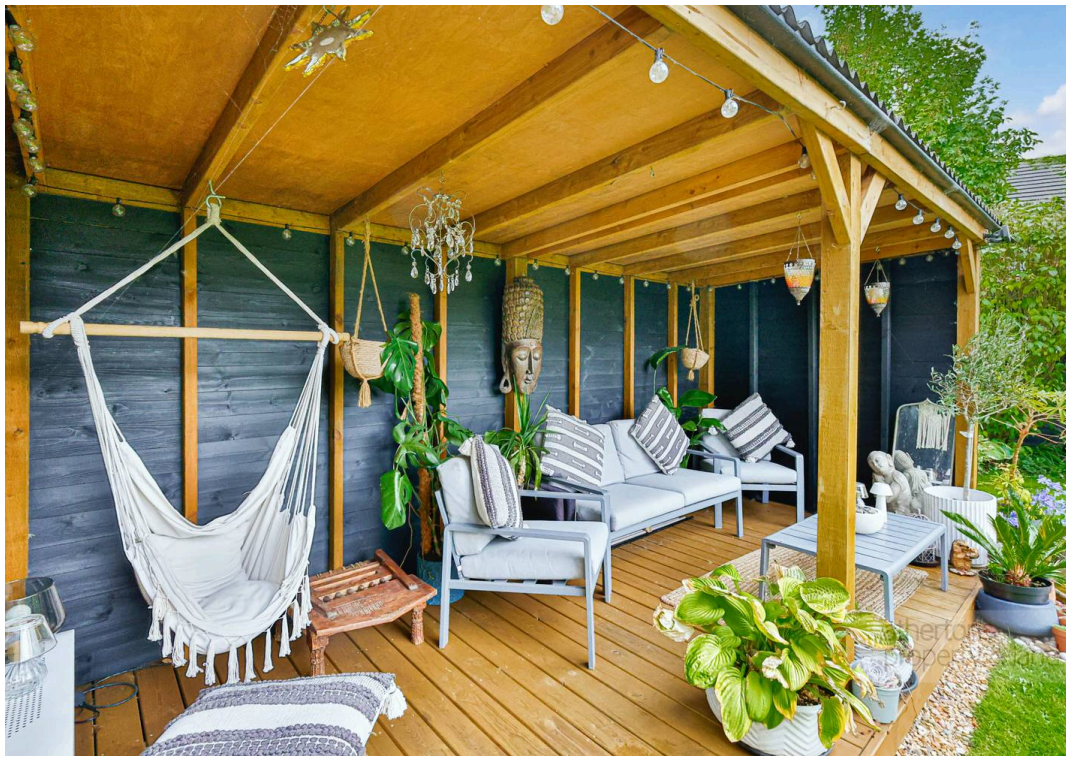
The second-floor landing incorporates a useful storage cupboard and gives access to three further double bedrooms, completing the home's five-bedroom accommodation. Two bedrooms share a stylish Jack and Jill shower room, finished with oak-effect herringbone flooring, half-tiled walls, a tiled shower enclosure, WC and wash basin. The main family bathroom is fully tiled and equally well appointed, featuring a walk-in shower, freestanding bath, wash basin, WC and useful storage.

Externally, the property's generous corner plot is a major feature. Considerable thought has gone into creating an attractive and wonderfully private outdoor environment, beginning with a timber deck immediately adjoining the dining area and providing an ideal space for outdoor dining and entertaining. Beyond, the garden opens onto a sweeping lawn framed by an abundance of mature and exotic planting, creating a particularly established and secluded feel. Further paved seating areas offer a choice of places to relax throughout the day, while a sheltered timber outdoor seating and entertaining area, complete with corrugated roof and useful storage, provides another distinctive feature.

To the front, a substantial block-paved driveway provides off-road parking for approximately five vehicles and incorporates an EV charging point. Combined with the exceptional gardens, versatile accommodation and quality of the refurbishment, the property represents an impressive family home in one of Whalley's most sought-after residential settings.



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