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Elm Close, Calderstones Park, Whalley, Ribble Valley
£450,000



Located on a prime plot within the ever-popular Calderstones Park development, Elm Close is a well-presented four-bedroom detached family home that occupies a sought-after position on this desirable Whalley estate. Formerly the development's show home, the property enjoys a wider-than-average garden, generous living space, and a practical layout ideal for modern family life, all within easy reach of Whalley village and its excellent amenities.

Upon entering the property, you are welcomed into a bright entrance hall finished with tiled flooring and benefiting from useful under-stair storage. A conveniently positioned two-piece ground floor WC sits just off the hallway, while stairs rise to the first floor and French doors open into the expansive kitchen/diner/snug.

The heart of the home is the open-plan snug, kitchen, and dining area, designed to suit both everyday living and entertaining. The kitchen is fitted with shaker-style base and eye-level units complemented by laminate worktops and tiled splashbacks. Integrated appliances include a dishwasher and fridge/freezer, alongside a gas hob and electric double oven, with plumbing in place for a washing machine. Tiled flooring flows throughout the space, and French doors open directly onto the rear garden, allowing natural light to flood the room and creating a seamless connection to the outdoor seating areas.

To the front of the property, the lounge provides a comfortable and welcoming retreat, featuring a bay window that fills the room with light. A feature fireplace with inset gas fire and stone surround forms a central focal point, adding warmth and character to the space.

To the first floor, the landing provides access to all four bedrooms and the family bathroom, along with loft access and an airing cupboard housing the hot water cylinder. The principal bedroom is a spacious double and benefits from fitted wardrobes and a well-appointed en-suite shower room. The en-suite comprises a three-piece suite with tiled flooring and walls, pedestal wash basin, dual-flush WC, and a cubicle shower with a mains-fed shower.

Bedroom two is another generous double room and enjoys an excellent range of fitted wardrobes. Bedroom three is a further double bedroom positioned to the front of the property, while bedroom four is a large single room, ideal for use as a home office, nursery, or additional bedroom.

Externally, the rear garden is a particular highlight, reflecting the property's former show home status. The wide, lawned garden is complemented by a patio and gravelled seating area at the rear of the garden, planted borders, and gated side access leading to the front, providing a private and versatile outdoor space suitable for families and entertaining alike.

To the front, a double driveway leads to the integral single garage, offering off-road parking for two vehicles. The garage is fitted with a manual up-and-over door and benefits from power, with the gas boiler also located here. A paved walkway and neatly maintained lawn with low hedging complete the frontage.

Calderstones Park is one of Whalley's most desirable residential developments, favoured for its peaceful setting and proximity to the village centre. Whalley itself offers a superb range of independent shops, cafés, restaurants, and highly regarded schools, along with excellent transport links via the local railway station. Surrounded by the beautiful Ribble Valley countryside, Elm Close represents an ideal family home in a prime village location.

Services

All mains services are connected.

Tenure

We understand from the owners to be Leasehold. 236 years remaining on the lease.

Energy Performance Rating

B (81).

Council Tax

Band E.

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley, BB7 9SP
Monday to Friday 9.00am to 5.00pm
Saturday 9.30am to 2.30pm

Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

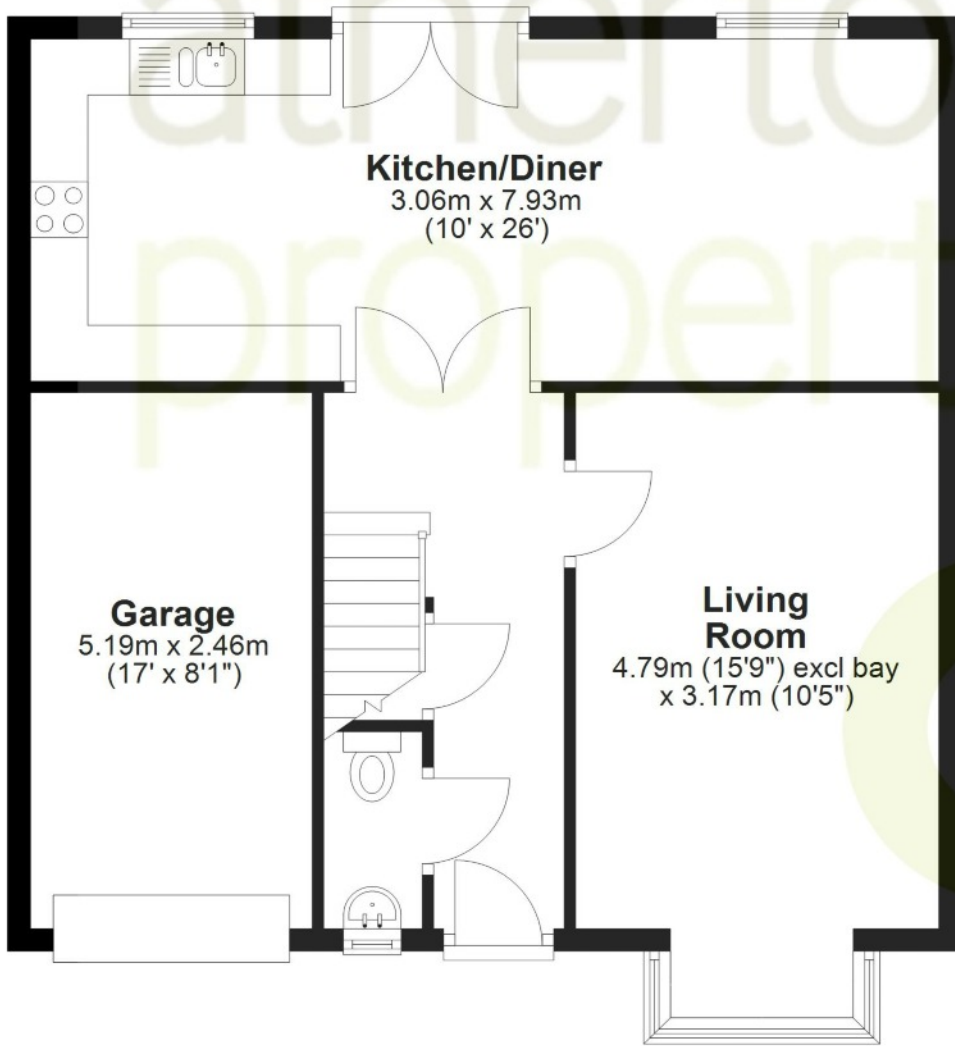
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





Ground Floor

Approx. 65.3 sq. metres (702.4 sq. feet)



First Floor

Approx. 64.0 sq. metres (688.7 sq. feet)



Total area: approx. 129.2 sq. metres (1391.1 sq. feet)

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





