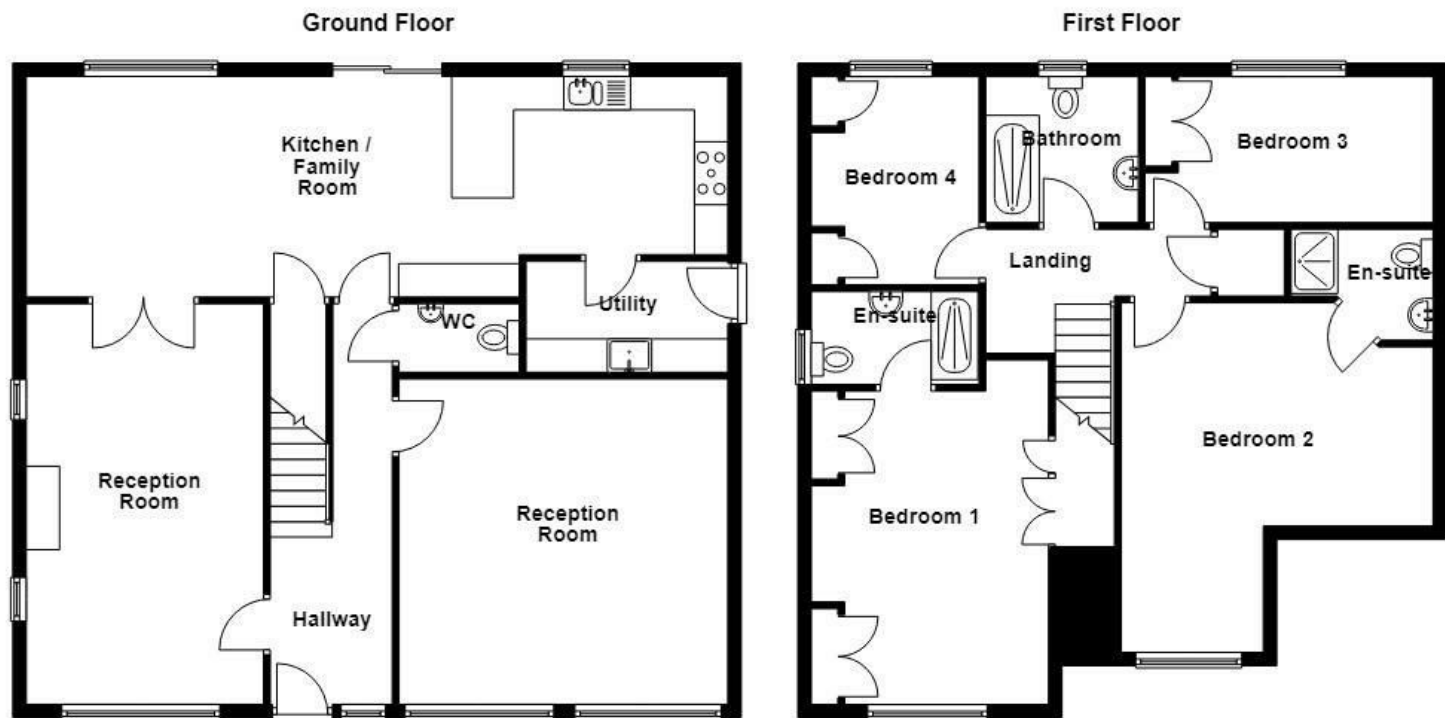




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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

Beech Drive, Whalley, BB7 9RA

Offers Over £625,000

SPACIOUS DETACHED FAMILY HOME

Nestled in the highly sought-after Beech Drive, Whalley, this stunning detached family home offers an impressive 1,981 square feet of living space, perfect for modern family life. Built in 2000, the property boasts a contemporary design that harmoniously blends comfort and style.

Upon entering, you are greeted by a generously proportioned open plan kitchen, family, and dining room, which serves as the heart of the home. This inviting space is ideal for both everyday living and entertaining, allowing for seamless interaction with family and friends. In addition to the open plan area, the property features two further reception rooms, providing ample space for relaxation or formal gatherings.

The home comprises four well-sized bedrooms, ensuring that everyone has their own private retreat. With three bathrooms, including en-suite facilities, morning routines will be a breeze, catering to the needs of a busy family.

The exterior of the property is equally impressive, featuring a great-sized rear garden that is perfect for hosting summer barbecues or simply enjoying the outdoors with loved ones. This outdoor space is ideal for children to play and for adults to unwind, making it a true family haven.

With its prime location close to the centre of Whalley, residents will benefit from easy access to local amenities, schools, and transport links. This delightful home is not just a property; it is a lifestyle choice, offering comfort, space, and a welcoming atmosphere for families looking to settle in a vibrant community. Don't miss the opportunity to make this exceptional house your new home.

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Beech Drive, Whalley, BB7 9RA

Offers Over £625,000

4 3 3 C

- Four Bedroom Detached Family Home
 - Three Bathrooms Including En Suites
 - Off Road Parking
 - Tenure - Freehold
- Stunning Open Plan Kitchen, Dining And Family Room
 - Generous Rear Garden
 - EPC Rating - C
- Two Additional Reception Rooms
 - Sought After Whalley Location
 - Council Tax Band - F

Ground Floor

Entrance

Composite double glazed frosted door to hall.

Hall

19'8 x 6'1 (5.99m x 1.85m)

UPVC double glazed window, central heating radiator, alarm, smoke alarm, wood effect flooring, doors to reception room one, reception room two, kitchen/family room and WC.

Reception Room One

19'8 x 11'8 (5.99m x 3.56m)

UPVC double glazed window, two central heating radiators, wood laminate flooring, living flame gas fire, double doors leading to kitchen/ family room.

Reception Room Two

16'2 x 16 (4.93m x 4.88m)

Two UPVC double glazed windows, central heating radiator, wood laminate flooring, fitted storage.

WC

5'11 x 2'11 (1.80m x 0.89m)

Two piece suite comprising of a dual flush WC and a vanity top wash basin with mixer tap, partial tile elevations.

Kitchen/ Family Room

35'1 x 10'10 (10.69m x 3.30m)

Two UPVC double glazed windows, three central heating radiators, high gloss wall and base units and breakfast bar, oven and microwave with warmer drawer in a high rise unit, five ring induction hob, extractor hood, inset stainless steel sink with integrated drainer ridges and mixer tap, integrated bin, dishwasher and fridge freezer, spotlights, tiled effect flooring, door to utility room, UPVC double glazed sliding door to rear.

Utility Room

7'11 x 5 (2.41m x 1.52m)

Central heating radiator, high gloss wall and base units, inset stainless steel sink, plumbing for washer and dryer, spotlights, extractor fan, tiled effect flooring, composite double glazed frosted door to side elevations.

First Floor

Landing

Loft access which has ladder, lights and fully boarded. Doors to four bedrooms, storage cupboard and shower room.

Bedroom One

16'11 x 11'7 (5.16m x 3.53m)

UPVC double glazed window, central heating radiator, fitted wardrobes, wood effect flooring, door to en suite.

En Suite

8'3 x 5'6 (2.51m x 1.68m)

UPVC double glazed frosted window, chrome heated towel rail, three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap and a walk in direct feed rainfall shower, PVC panelled ceiling, tiled elevations, extractor fan, tiled flooring.

Bedroom Two

17'2 x 14 (5.23m x 4.27m)

UPVC double glazed window, central heating radiator, fitted wardrobes, laminate wood effect flooring, door to en suite.

En Suite

8'3 x 5'5 (2.51m x 1.65m)

Central heating radiator, three piece suite comprising of low base WC, pedestal washbasin with traditional taps and a direct feed shower enclosure.

Bedroom Three

14'2 x 7'9 (4.32m x 2.36m)

UPVC double glazed window, central heating radiator, fitted wardrobes.

Bedroom Four

10'4 x 8'3 (3.15m x 2.51m)

UPVC double glazed window, central heating radiator, fitted wardrobes.

Shower Room

7'6 x 7'2 (2.29m x 2.18m)

UPVC double glazed frosted window, chrome heated towel rail, three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap and a walk in direct feed rainfall shower with additional rinse head, PVC panelled ceiling, tiled elevations, extractor fan and tiled flooring.

External

Front

Laid to lawn garden, bedding areas, off road parking for multiple vehicles on driveway.

Rear

Enclosed laid to lawn garden, decking area and a summer house/gym.

Summer House/ Gym

13'6 x 13'6 (4.11m x 4.11m)



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