



1 Pasture Grove
Calderstones Park, Whalley



Pendle Hill
Properties
estate and letting agents

1 Pasture Grove Whalley

An impressive, immaculately presented four bedroom detached property in the highly sought-after Ribbles Valley location of Calderstones Park, Whalley. Benefiting from its prime, corner plot position on a pleasant cul de sac, providing flexible living accommodation to create a stunning family home. Briefly comprising, entrance hall, open plan lounge/dining room, kitchen/breakfast room, orangery and downstairs WC on the ground floor, and a master bedroom with en suite shower room and three further bedrooms and family bathroom on the first floor. Externally the property boasts a detached double garage, and a tarmac drive providing off road parking for up to four vehicles. Attractive gardens frame the property and feature a paved patio area and lawn areas with mature planted borders.

Offers in the Region of: £399,950



ENTRANCE HALL

A composite entrance front door opens into the welcoming entrance hall, briefly comprising, first floor wooden balustrade staircase, built in under-stairs storage cupboard, Amtico flooring, radiator, ceiling coving, and two ceiling light points.

LOUNGE/DINING ROOM

The attractive open plan lounge/dining room with UPVC double glazed bay window and UPVC double glazed window overlooking the side of the property, briefly comprising, feature stone mantle and hearth with cast iron wood burner, three radiators, carpeted flooring, ceiling coving, and three ceiling light points.

DOWNSTAIRS WC

A generously sized downstairs WC with UPVC double glazed frosted window, briefly comprises, ceramic wash hand basin with chrome taps, low level WC, radiator, Amtico flooring, and ceiling light point.

KITCHEN/BREAKFAST ROOM

An impressive light filled family kitchen/breakfast room with UPVC double glazed windows and sliding door allowing access into the orangery, briefly comprising fully fitted high quality light oak kitchen with a range of base and wall mounted units with under cabinet lighting, breakfast bar with complementary laminate work surfaces, ceramic tile splash backs, stainless steel sink and drainer with chrome mixer tap. Integrated appliances include double oven, stainless steel four ring gas hob, overhead extractor, fridge freezer and dishwasher. Karndean flooring fitted throughout with two radiators and two ceiling light pendants.

UTILITY ROOM

Accessed from the kitchen, the utility room with small UPVC double glazed window, briefly comprising, light oak base units with complementary laminate work surface, ceramic tile splash backs, stainless steel sink with chrome mixer tap, larder style storage shelves, space and plumbing for a washing machine and tumble dryer, Worcester combination boiler, radiator, Karndean flooring, and ceiling light point.

ORANGERY

A spacious light filled orangery with lantern roof and UPVC French doors allowing access out into the attractive rear

garden, briefly comprising, Karndean flooring, and chrome ceiling spotlights.

The orangery was installed approximately three years ago by Croft Conservatories.

MASTER BEDROOM WITH EN SUITE SHOWER ROOM

An attractive, spacious double bedroom with UPVC double glazed window overlooking the side of the property, briefly comprising, radiator, carpeted flooring, and ceiling light point. The en suite shower room with UPVC double glazed frosted window, briefly comprises, shower enclosure with chrome thermostatic shower, pedestal sink with chrome taps, WC, ceramic wall tiles, radiator, vinyl floor, and ceiling light point.

BEDROOM TWO

A spacious double bedroom with UPVC double glazed window overlooking the side of the property, briefly comprising, radiator, carpeted flooring, and ceiling light point.

BEDROOM THREE

Another spacious double bedroom, with a UPVC double glazed window overlooking the front of the property, briefly comprising, fitted light stained oak wardrobes, radiator, laminate flooring and ceiling light point.

BEDROOM FOUR

A single bedroom currently used as a home office with a UPVC double glazed window overlooking the side of the property. Briefly comprising fitted light stained oak wardrobes, fitted desk with drawers and storage shelves, radiator, carpeted flooring, and ceiling light point.

FAMILY BATHROOM

A modern family bathroom with UPVC double glazed frosted window, briefly comprising, panelled bath with chrome mixer tap, and shower attachment, shower enclosure with chrome thermostatic shower, pedestal sink with chrome taps, low level WC, ceramic wall tiles, radiator, vinyl flooring, and two ceiling light points.

EXTERNAL

Externally the property boasts a detached double garage, a tarmac drive providing off road parking for up to four vehicles.

Attractive gardens frame the property and feature a paved patio area and lawn areas with mature planted borders.

ADDITIONAL INFORMATION

Tenure = Freehold

A Residential Management Group service charge of approximately £102 per annum applies.

The property has great potential to create additional bedroom accommodation on a second floor.



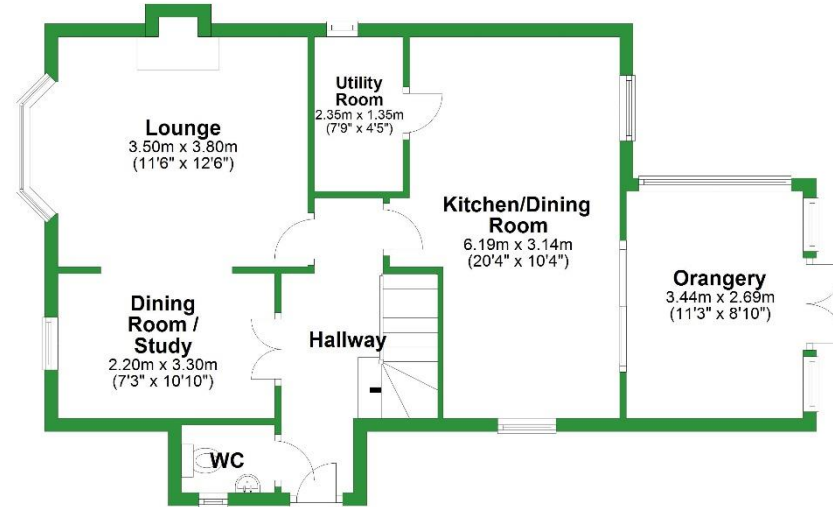






Ground Floor

Approx. 63.1 sq. metres (679.1 sq. feet)

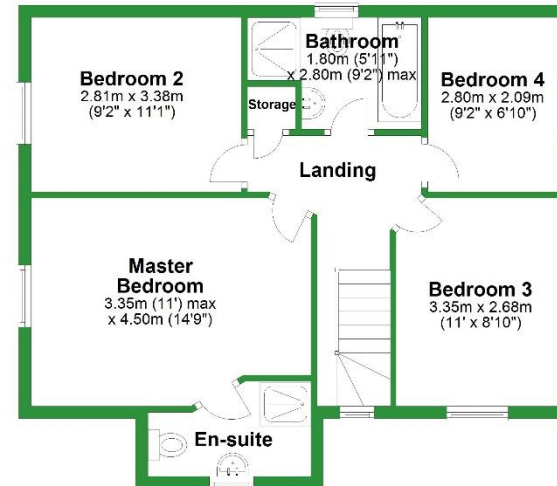


Total area: approx. 119.5 sq. metres (1286.6 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

First Floor

Approx. 56.4 sq. metres (607.5 sq. feet)



Disclaimer: We strongly advise anyone contemplating buying a house to obtain advice on mortgage finance as soon as possible. In this respect we and provide an in house advice service from the owner of Pendle Hill Properties Mr Andrew Turner who operates APT Financial Services LTD at our offices based in Sabden. He is also available to visit you in the comfort of your own home or place of work. **Please note:** These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Pendle Hill Properties has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.

