



7 Pendle Drive
Calderstones Park, Whalley



Pendle Hill
Properties
estate and letting agents

7 Pendle Drive

Whalley

An impressive, immaculately presented four bedroom detached property on the highly sought-after Calderstones Park development, Whalley. Benefiting from its prime plot position with high specification fixtures and fittings throughout along with flexible living accommodation to create a stunning family home.

Briefly comprising, welcoming entrance hall, spacious lounge, dining room, kitchen/breakfast room, conservatory, study and downstairs WC on the ground floor, along with four bedrooms and family bathroom on the first floor.

Externally the property boasts a single garage and spacious tarmac drive allowing off road parking for multiple vehicles, along with a stunning, professionally landscaped South facing rear garden with Indian stone patio area, pond, and lawn area with mature planted borders.

Offers in the Region of: £499,950



ENTRANCE HALL

The entrance door opens into the welcoming entrance hall with UPVC double glazed window, briefly comprising, feature Oak and glass first floor staircase, radiator, wood flooring, ceiling coving, and ceiling light point.

LOUNGE

The spacious, light filled lounge with large UPVC double glazed window overlooking the front of the property, and two small UPVC double glazed windows overlooking the side of the property, briefly comprising, impressive stone fireplace and hearth with living flame gas fire, two radiators, carpeted flooring, ceiling coving and two ceiling light points.

The lounge allows open access into the dining room.

DINING ROOM

The dining room, briefly comprising, radiator, carpeted flooring, ceiling coving, and ceiling light point.

The dining room allows open access into the impressive conservatory.

CONSERVATORY

A spacious light filled conservatory with insulated roof and UPVC French doors allowing access out to the stunning rear garden, briefly comprising, radiator, ceramic floor tiles, and ceiling light points. The garden room allows access into the rear garden via UPVC French doors.

KITCHEN/BREAKFAST ROOM

An impressive light filled kitchen/breakfast room with UPVC double glazed window and UPVC French doors allowing access out to the garden, briefly comprising, fully fitted, high quality German kitchen with a range of grey base and wall mounted units and impressive kitchen island incorporating breakfast bar, complementary Quartz work surfaces with raisers, glass splashbacks, black sink with drainer and Quooker instant hot water tap, integrated Neff appliances, comprising, oven and grill, combination microwave with warming drawer, four ring gas hob, stainless steel overhead extractor, fridge freezer, dishwasher, wine fridge, washing machine, and White night tumble dryer, under-stairs storage cupboard, two radiators, ceramic floor tiles, under-counter lighting, chrome ceiling spotlights and three ceiling light points.

The properties Main boiler is neatly housed in one of the wall mounted units.

STUDY

A flexible room with UPVC double glazed window overlooking the front of the property, briefly comprising, wall mounted, energy efficient, flueless gas fire, radiator, wood flooring and chrome ceiling spotlights.

DOWNSTAIRS WC

The downstairs WC, briefly comprises, vanity unit ceramic wash hand basin with chrome mixer tap, low level WC, chrome towel warmer, solid wood flooring, and ceiling light point.

MASTER BEDROOM WITH EN-SUITE SHOWER ROOM

An attractive, spacious master bedroom with UPVC double glazed window overlooking the front of the property, briefly comprising, fitted wardrobes, radiator, carpeted flooring, and ceiling light point. The en-suite shower room with small UPVC double glazed frosted window, briefly comprises, double walk-in shower enclosure with chrome thermostatic shower with oversized rainfall head, wall mounted vanity unit housing the ceramic sink with chrome mixer tap, illuminated mirror, low level WC, porcelain wall tiles, towel warmer, porcelain floor tiles and ceiling light point.

BEDROOM TWO WITH EN-SUITE SHOWER ROOM

A spacious double bedroom with UPVC double glazed window overlooking the front of the property, briefly comprising, fitted wardrobes, radiator, carpeted flooring, and ceiling light point. The en-suite shower room, briefly comprises, shower enclosure with chrome thermostatic shower with oversized rainfall head, wall mounted ceramic sink with chrome mixer tap, low level WC, ceramic wall tiles, chrome towel warmer, ceramic floor tiles, and ceiling light point.

BEDROOM THREE

Bedroom three with UPVC double glazed window overlooking the attractive rear garden, briefly comprising, radiator, laminate flooring, and ceiling light point.

BEDROOM FOUR

Bedroom four with UPVC double glazed window overlooking the rear of the property, briefly comprising, radiator, laminate flooring, and ceiling light point.

FAMILY BATHROOM

The family bathroom with UPVC double glazed frosted window, briefly comprising, panelled bath with chrome mixer tap, pedestal sink with chrome mixer tap, low level WC, ceramic wall tiles, chrome towel warmer, ceramic floor tiles, and ceiling light point.

EXTERNAL

Externally the property boasts a single garage and spacious tarmac drive allowing off road parking for multiple vehicles, along with a stunning, professionally landscaped South facing rear garden with Indian stone patio area, pond, and lawn area with mature planted borders.

ADDITIONAL INFORMATION

Council Tax = Band F

Tenure = Freehold

Management fee of £100 per annum

The properties un-vented hot water tank is housed in a built-in storage cupboard on the first-floor landing.



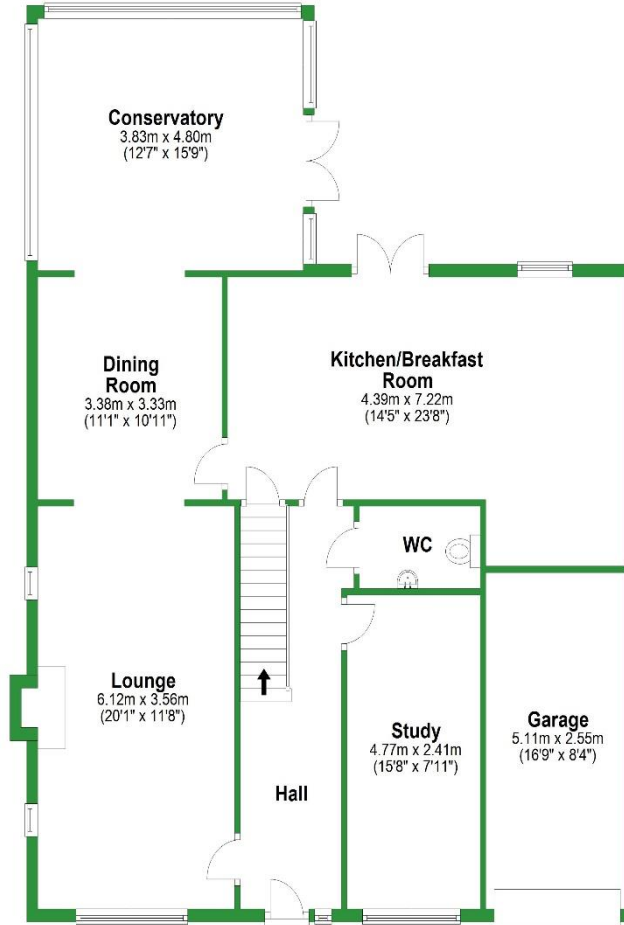






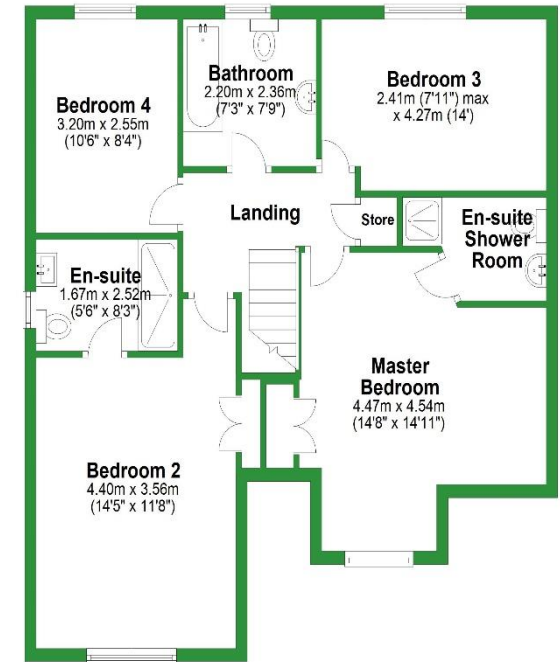
Ground Floor

Approx. 121.1 sq. metres (1303.5 sq. feet)



First Floor

Approx. 73.9 sq. metres (795.5 sq. feet)



Total area: approx. 195.0 sq. metres (2099.1 sq. feet)

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



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.

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