



Honeywell
SELECT

4 Hawthorn Close, Whalley

Large modern detached house
£695,000



- Stunning modern living kitchen
- 5 bedrooms, 2 with en-suites
- Lounge, dining room & study
- Driveway & double garage
- Lawned garden with pergola
- 203 m2 (2,185 sq ft) approx. plus garage

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A large detached modern family home situated on a cul-de-sac within this extremely popular development within the desirable village of Whalley. This spacious house offers great family accommodation with a stunning entrance hallway with central staircase, separate lounge and dining room, plus a superb open-plan living kitchen with contemporary kitchen, island unit with breakfast bar and seating area. The ground floor also benefits from a 2-piece cloakroom, utility room and integral double garage. Upstairs there is a feature split-level galleried landing leading to five bedrooms, all with fitted wardrobes and two with en-suite shower rooms. There is also a study with feature arch window. Outside there is a front lawn, double driveway and a good-sized enclosed rear garden with patio, lawn and second patio covered with a pergola with lighting and heater.

Calderstones Park is an extremely popular development on the edge of Whalley and is within easy walking distance of the train station with a direct link to Manchester. The village offers a wealth of amenities including shops, bars, restaurants, primary school, churches, library and health centre. Viewing is recommended.

LOCATION: Leaving Whalley centre along Station Road pass the railway station on the right and continue straight on into Mitton Road. At the mini roundabout turn left through the stone gate posts into Calderstones Park. At the T-junction turn right along Pendle Drive, turn second left into Beech Drive and then left again into Hawthorn Close.

ACCOMMODATION: (imperial dimensions in brackets: all sizes are approximate):-

ENTRANCE: Into large ENTRANCE HALLWAY with feature central staircase leading to first floor galleried landing, two cloaks storage cupboards, coved cornicing and Karndean flooring.

CLOAKROOM: 2-piece white suite comprising low suite w.c. with push button flush, pedestal wash-hand basin with chrome taps and tiled splashback.

LOUNGE: 3.5m x 5.4m (11'7" x 17'10"); with glazed double doors leading from hallway, a spacious room with French doors to the rear and window to the side, coved cornicing, recessed spotlighting, television point, feature inset fireplace with 'Living Flame' gas fire and attractive surround and hearth.

DINING ROOM: 3.5m x 2.4m (11'5" x 7'9"); with outlooks across the front garden.



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OPEN-PLAN LIVING KITCHEN:

Living Area: 3.1m x 4.4m (10'2" x 14'6"); with television point, coved cornicing, recessed spotlighting and built-in shelving, tiled floor and French doors opening onto rear patio.

Kitchen Area: 5.1m x 4.9m (16'10" x 15'11"); with a modern fitted two tone grey and white handleless kitchen with light quartz work surface and upstand, one-and-a-half bowl sink unit with chrome mixer tap, tall bank of units housing an electric fan oven with hide-and-slide door and microwave combi oven with plate warming drawer, integrated full height fridge and full height freezer, integrated dishwasher, central island unit with quartz work surface and Neff 5-ring induction hob with ceiling mounted extractor over, L-shaped breakfast bar with seating for six people, bar area with feature lighting, wine chiller, coved cornicing, recessed spotlighting, feature LED lighting, tiled floor and glazed French doors opening onto rear garden.

UTILITY ROOM: 3.7m x 1.8m (12'0" x 5'9"); with a fitted range of white gloss storage cupboards, housed central heating boiler, wood effect laminate work surface with matching splashback, stainless steel sink unit with chrome mixer tap, plumbing for a washing machine, tiled floor, ceiling-mounted drying rack, half-glazed door to side access and door to:

INTEGRAL DOUBLE GARAGE: 5.0m x 5.4m (16'5" x 17'9"); with two up-and-over single garage doors, one of which is remote controlled and electrically operated, power and light.

FIRST FLOOR:

LARGE GALLERIED LANDING: With spindles and balustrade, loft access and recessed spotlighting.

BEDROOM ONE: 4.6m x 4.5m (15'1" x 14'11"); with three windows to front and built-in range of fitted wardrobes.



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EN-SUITE SHOWER ROOM: 3-piece white suite comprising low suite w.c. with push button flush, pedestal wash-hand basin with chrome mixer tap, double shower enclosure with fitted thermostatic shower, part-tiled walls, shaver point and extractor fan.

BEDROOM TWO: 4.3m x 3.9m (14'2" x 12'9"); with a fitted range of wardrobes and television point.

EN-SUITE SHOWER ROOM: 3-piece white suite comprising low suite w.c. with push button flush, vanity wash-hand basin with chrome mixer tap, storage drawers under and LED lit vanity mirror over with shaver point, shower enclosure with fitted thermostatic shower, part-tiled walls, tiled floor and extractor fan.

BEDROOM THREE: 4.3m x 3.4m (14'1" x 11'3"); with recessed spotlighting, two windows and a fitted range of wardrobes.

BEDROOM FOUR: 3.9m x 2.7m (12'9" x 8'11"); with fitted wardrobes.

BEDROOM FIVE: 2.9m x 2.7m (9'8" x 8'11"); with fitted wardrobes.

STUDY: 2.6m x 2.0m (8'7" x 6'6"); with feature arch window.

BATHROOM: 4-piece white suite comprising low suite w.c. with push button flush, pedestal wash-hand basin with chrome mixer tap, panelled bath with chrome mixer tap and separate shower enclosure with fitted thermostatic shower, part-tiled walls, tiled floor, shaver point and extractor fan.

OUTSIDE: To the front of the property is a lawned garden with a gravelled area with mature apple tree. There is a double tarmac driveway providing parking for two cars side-by-side with Indian stone paved pathway to front door. To the rear is a south-west facing enclosed garden with Indian stone paved patio and pathway, good-sized lawn, steps up to Indian stone patio area with pergola with electric heater, lighting and sockets. The garden is enclosed by timber boundary fencing.

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SERVICES: Mains water, electric, gas and drainage are connected.

HEATING: Gas fired hot water central heating complemented by double glazing.

TENURE: Freehold.

COUNCIL TAX BAND: G

ESTATE CHARGE: There is an estate charge of £X which covers the upkeep of communal areas.



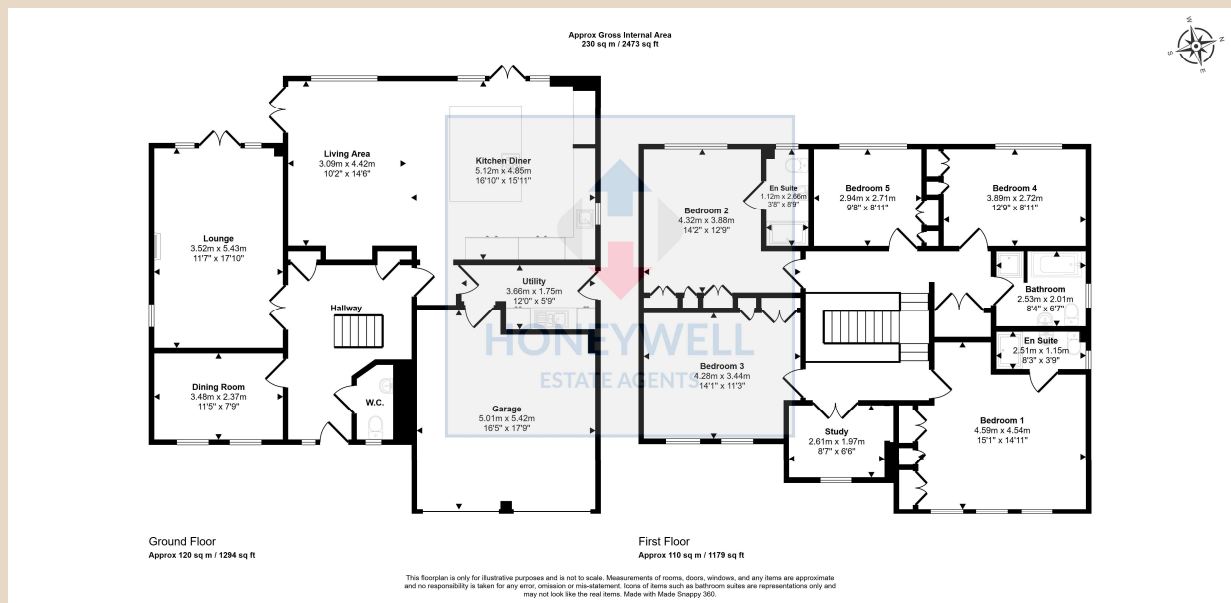
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