



3 Kingsmill Avenue, Whalley

Reduced to £265,000

REDUCED FROM £269,950. CHAIN FREE.

Substantially enlarged and beautifully presented, the views from this most special home are outstanding. Semi-rural yet accessible, the location is understandably desirable. Attic converted, the accommodation comprises hall, cloakroom, lounge, conservatory, dining room, kitchen, four bedrooms (two with partial en-suites) and a splendid house bathroom. (1,271 sq ft/118.1 sq m approx. EPC: D). A large garage, lovely gardens, viewing strongly recommended. What a lovely family home.



3 Kingsmill Avenue, Whalley

Directions

Approaching Whalley on Clitheroe Road turn right at the mini roundabout, by the War Memorial and into Station Road. Proceed under the railway bridge and into Mitton Road crossing the next roundabout. Shortly after passing Calderstones Park, Kingsmill Avenue can be found on the left hand side and the property is on the left.

Services

Mains supplies of electricity, water and drainage. Heating is provided by Dimplex and Creda storage heaters and a multi-fuel stove in the lounge. Council Tax: RVBC Band C. We are advised the tenure is Freehold.

Additional Features

The property has PVCu double glazed windows and external doors, cavity wall insulation and some halogen down-lighting.

Location

A delightful semi-rural location on the edge of Whalley and Mitton with a number of the areas most desirable eating establishments a pleasant walk away.

Accommodation

With beautiful south facing rearwards views over farmland and woodland, the light floods inwards making this a most pleasant home. Extended outwards and upwards, this friendly family home offers Tardis like space coupled with excellent flexibility. The owners have taken great care during their time here and instructed a respected local builder to construct an amazing attic conversion, creating an excellent fourth bedroom. We strongly advise a viewing and feel sure you will be impressed.

The spacious entrance hall has a return staircase with spindled balustrade and an understairs cloaks cupboard. Additionally there is a two piece cloakroom. The particularly spacious lounge/dining room has a wide bay window and a brick fireplace with a Runswick multi-fuel stove to keep you snug and warm. There are distant aspects across to the fells from the bay window and double glazed sliding doors to access the conservatory. With brick base walls and PVCu double glazing it has French windows that open to the garden. For practicality there is a quarry tiled floor and from here you get to enjoy the lovely south facing views across farm and woodland. In the kitchen you will find an attractive range of pine fronted base and wall units with laminate counters and ceramic tiled splashbacks, a stainless steel sink unit with mixer tap, plumbing for dishwasher, inset spotlighting and part open to the dining area which has sliding doors leading to the garden, a tiled floor and halogen down-lighting .

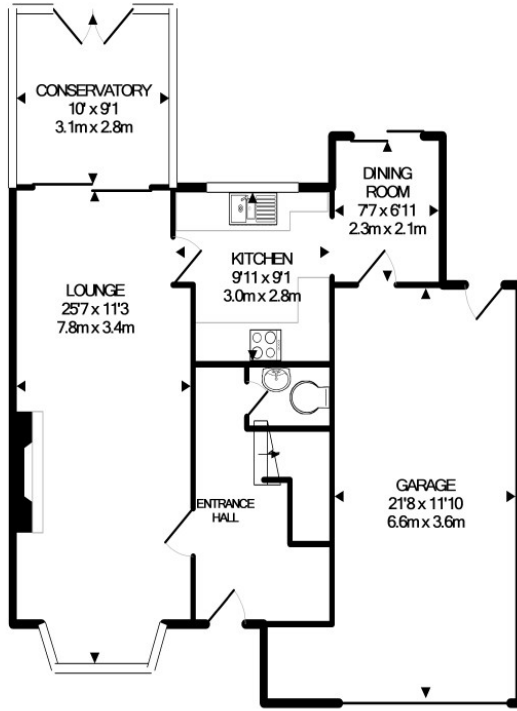
The rooms off the first floor landing have pine panelled doors and a staircase with a spindled balustrade ascends to the attic bedroom. The front facing bedroom has the added benefit of a shower cubicle with a Mira electric shower and easy clean Mermaid panels. The two rear facing bedrooms enjoy the southern aspects; one a good double, the other a generous single. There is a stunning white suite in the house bathroom with chromed fittings comprising a showerbath with a curved glass screen, pedestal washbasin and a monobloc mixer tap, dual flush wc, part ceramic tiled floors with a mosaic border and for ease of cleaning, shower sheets are fitted instead of conventional tiling. There is a Mira electric shower, a chromed electric towel radiator, shaver socket and a toiletries cupboard. The master bedroom, created from the attic bedroom, has three Velux windows on its southern pitch all with blinds. There are eaves access storage areas and a separate two piece en-suite with pedestal washbasin and a low suite wc.

Externally a block paved drive runs to a substantial integral garage with an up-and-over door and a handy niche. A PVCu external door gives access to the rear garden. There is plumbing for a washing machine and access to the main house. There are well presented gardens to the front and rear, a summerhouse in the rear garden with a further storage shed. The views to the rear are particularly pretty looking across farmland. A covered open area to the rear of the garage allows convenient storage for logs and solid fuel.

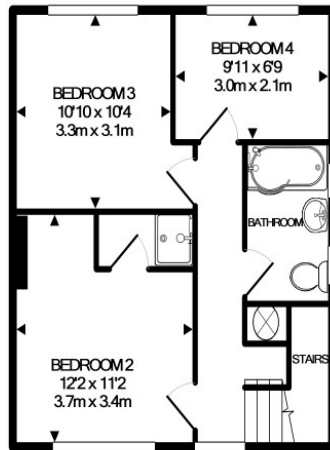
Viewing is strongly recommended to fully appreciate this excellent home.

Viewing

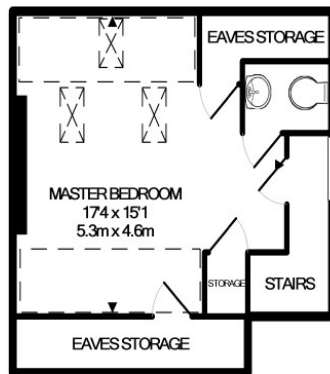
Strictly by appointment with the Agents. (PIQ available on request).
(2h16)



GROUND FLOOR



1ST FLOOR



2ND FLOOR



All fixtures and fittings in these particulars are included in the sale, all others in the property are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note: Although these particulars are thought to be materially correct, their accuracy is not guaranteed and they do not form any part of a contract.