



***21 Woodlands Drive***  
*Whalley*



# 21 Woodlands Drive

## Whalley

*A delightful, immaculately presented four-bedroom recently renovated semi-detached property in the highly sought-after Ribble Valley village of Whalley. With high specification fixtures and fittings throughout, creating a stunning family home.*

*Briefly comprising, inner hall, lounge, kitchen/dining room, and utility room with WC on the ground floor, a stunning master bedroom with en suite shower room, two double bedrooms, and a family bathroom on the first floor, along with a fourth smaller bedroom.*

*Externally, the property boasts a delightful porcelain tiled patio with AstroTurf Garden, a block paved private drive, and a front garden providing off-road parking for three vehicles.*

**Offers in the region of: £395,000**





### INNER HALL

The welcoming inner hall, briefly comprising, an oak baserail glass staircase, radiator, Karndean herringbone flooring, and white ceiling spotlights.

### LOUNGE

The impressive light-filled lounge with one UPVC double-glazed window to the front and two double-glazed windows overlooking the side of the property, briefly comprising, a radiator, carpeted flooring, multifuel fire with tiled fireplace, and white ceiling spotlights.

### KITCHEN/DINING ROOM

A light-filled kitchen /dining room with one UPVC double-glazed window overlooking the front of the property, and double-glazed sliding bifold doors to the rear, briefly comprising, a range of base and wall-mounted units, and an impressive kitchen island with breakfast bar, with complementary Quartz work surfaces, stainless steel sink with mixer tap, AEG integrated four ring induction hob with matching AEG overhead extractor, integrated appliances, comprising, Neff fridge- freezer, integrated dishwasher, integrated AEG warming drawer, integrated oven and microwave, two radiators, Karndean herringbone flooring, three point ceiling pendant, undercabinet strip lighting and white ceiling spotlights.

### UTILITY ROOM WITH WC

Accessed from the kitchen/dining room, briefly comprises, double-glazed window to the rear, storage basin sink with black tap, space for a washing machine and tumble dryer, low level WC, radiator, Karndean herringbone flooring, and white ceiling spotlights.

### MASTER BEDROOM WITH EN SUITE SHOWER ROOM

A master bedroom with a large UPVC double-glazed window overlooking the front of the property briefly comprising, a radiator, carpeted flooring, and ceiling spotlights.

The en-suite shower room with a UPVC double-glazed frosted window, briefly comprises a walk-in shower with oversized rainfall head, storage basin sink with black tap, low-level WC, porcelain floor and wall tiles, vertical heated steel towel warmer, and white ceiling spotlights.

### BEDROOM TWO

A well-presented double bedroom with a UPVC double-glazed window overlooking the rear of the property, briefly comprising, radiator, carpeted flooring, and white ceiling spotlights.

### BEDROOM THREE

Bedroom three with a double-glazed window overlooking the rear of the property, briefly comprising, radiator, carpeted flooring, and white ceiling spotlights.

### FAMILY BATHROOM

The spacious family bathroom briefly comprises, a freestanding bath with a freestanding Wheel bath shower mixer tap, floating storage basin sink with black waterfall tap, floating low level WC, porcelain floor and wall tiles, a nook, black towel warmer, and white ceiling spotlights.

### BEDROOM FOUR

A light-filled fourth bedroom with one double-glazed window overlooking the front of the property, briefly comprising a radiator, carpeted flooring, and white ceiling spotlights.

### EXTERNAL

Externally the property boasts a delightful porcelain tiled patio across two levels with AstroTurf Garden, along with a block paved private drive providing off-road parking for three vehicles.

### ADDITIONAL INFORMATION

Tenure = Freehold  
Council Tax Band = C



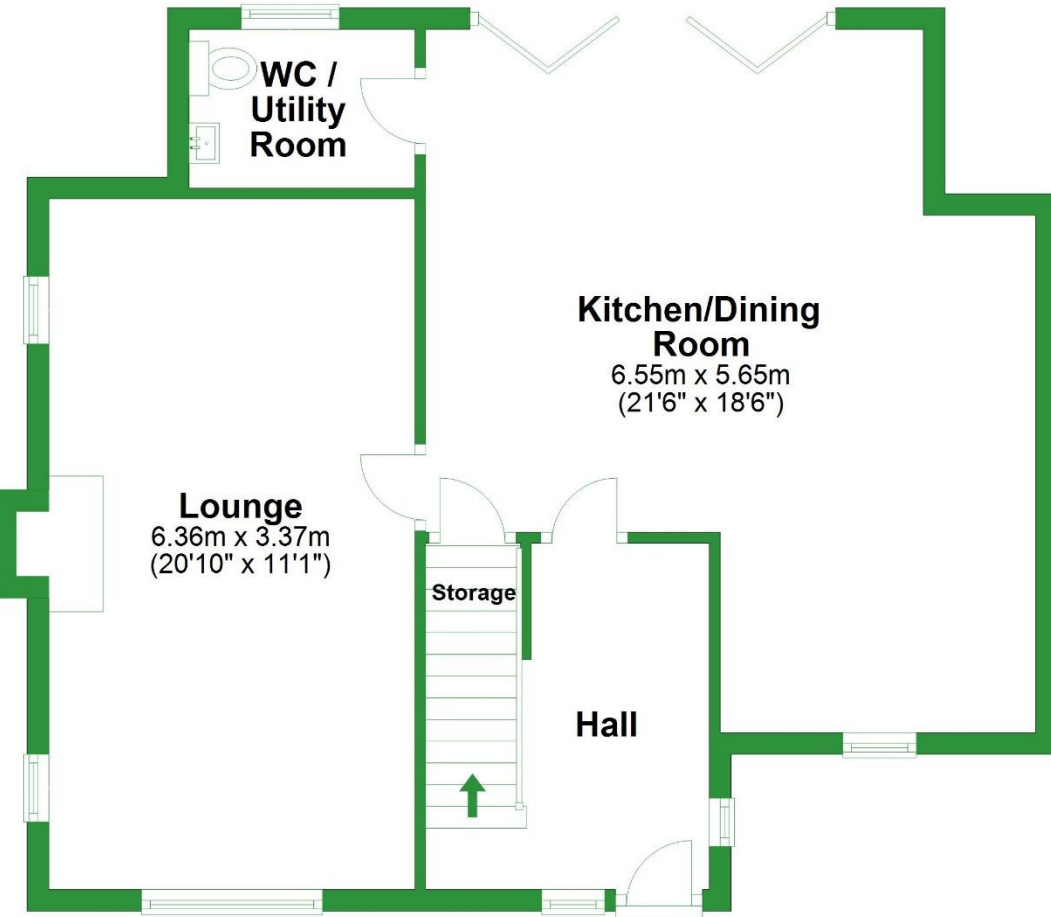






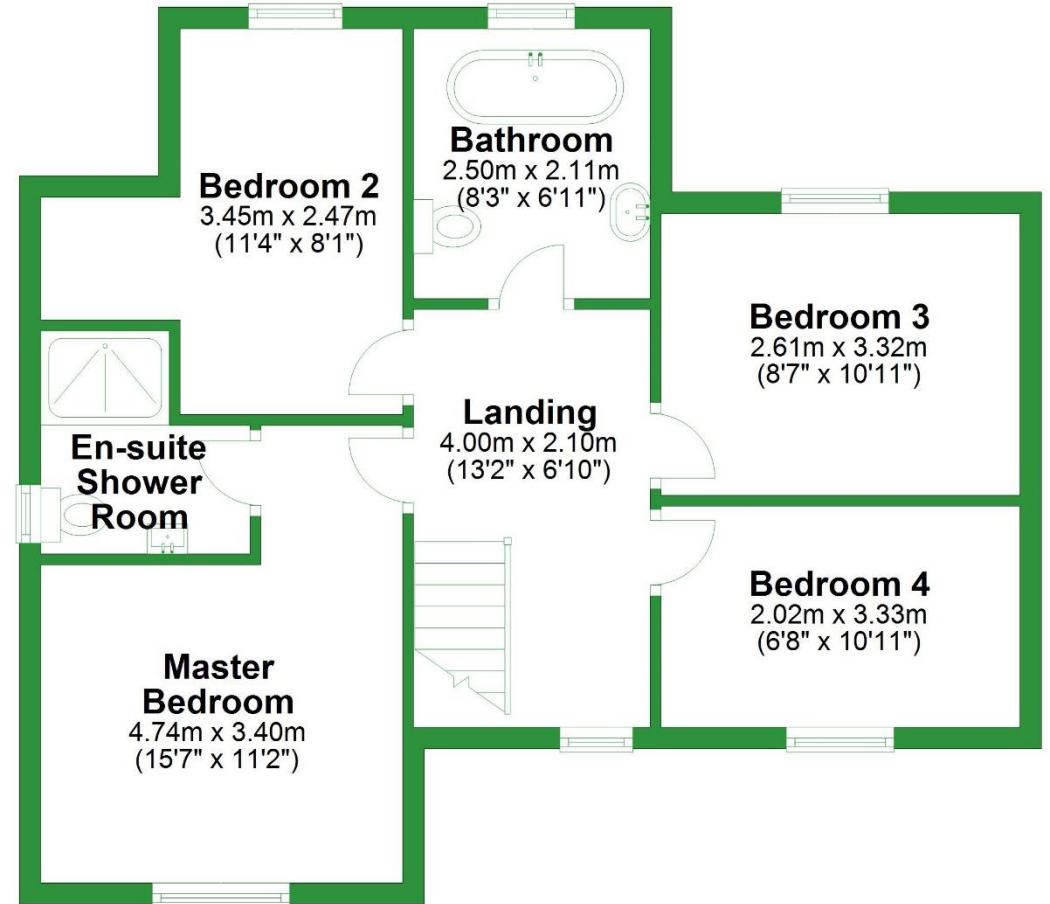
## Ground Floor

Approx. 64.2 sq. metres (691.5 sq. feet)



## First Floor

Approx. 55.0 sq. metres (592.1 sq. feet)



Total area: approx. 119.3 sq. metres (1283.6 sq. feet)

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



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