



22 The Hazels, Wilpshire

£750,000 Freehold

STONES YOUNG PRESTIGE - A unique opportunity to purchase a stunning detached family home, on an exceptional plot, which has been lovingly designed to create the perfect balance of style and family living* Situated in a highly desirable position on The Hazels in the heart of the Ribble Valley stands this exceptional, four bedroom property which boasts incredible countryside views, manicured gardens and a remarkable standard of accommodation throughout. This property has been extended and offers a sublime, open plan living space, perfect for modern family life.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



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Upon entering this impressive property, you are greeted with a spacious hallway featuring a bespoke oak and stainless steel balustrade and beautiful oak doors which sets the tone for the rest of the home. The well appointed lounge is filled with natural daylight and features two sets of sliding doors creating a great sense of indoor/outdoor living, and is the ideal space to admire the breath-taking countryside views. The kitchen really is the heart of this gorgeous property, with seamless wall and base units in light grey, providing ample storage, complimented by Corian work surfaces and a stunning media unit with additional storage space. High quality fixtures and fittings such as upright designer radiators, solid oak ceiling beams and Karndean flooring elevate the space. The lounge area flows beautifully from here, making this an ideal area for entertaining family and friends, and benefits from a wood burning stove. These details have created a tranquil area to relax and enjoy the spectacular view, visible from three windows and the sliding doors where the elevated patio area can be accessed. The versatile, third reception room is currently utilized as a study, and benefits from fitted furniture ensuring the space is maximized. Completing the ground floor is a two piece cloakroom and a generous utility room, with further storage and internal access to the garage.

On the first floor, leading from the landing is the master bedroom. The first thing you will notice when stepping in to this serene space are the incredible views! The master also boasts fitted furniture with accent lighting, and an impressive walk in wardrobe and dressing room area. The newly fitted, luxurious four piece en-suite bathroom provides the perfect spot to unwind and features stunning fixtures and fittings and modern grey tiling. The property boasts three further double bedrooms, each one beautifully presented, two of which have fitted furnishings. The generous family bathroom completes the internal accommodation and features a corner bath and separate shower enclosure.

This exceptional property is favourably positioned on The Hazels in Salesbury, a highly desirable location due to the



stones young
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Hallway

Karndean flooring, wooden double glazed door, stairs to first floor with oak and stainless steel balustrade, under stair storage, ceiling coving, designer radiator.

Lounge

Carpet flooring, gas stove in feature fireplace, ceiling coving, uPVC double glazed window x 2, 2 x Patio doors.

Kitchen Diner

Range of fitted wall and base units with Corian work surfaces, integral electric Neff oven x 2, 2 x warming drawers, induction 5 ring hob, extractor fan, fridge freezer, dishwasher, wine fridge, Karndean flooring, sink and drainer, Quooker hot water tap, ceiling spotlights, wooden beams, uPVC double glazed window and French doors, 2 sets of sliding doors, Velux roof window, Sonos sound system, 2 x designer radiator.

Second Reception Area

Karndean flooring, wood burning stove, ceiling beams, designer radiator, uPVC double glazed windows.

Study

Carpet flooring, ceiling coving, fitted furniture, panel radiator, TV point, phone point, uPVC double glazed window, radiator.

Utility

Range of base and larder units with contrasting work surfaces, stainless steel sink and drainer, plumbed for washing machine, panel radiator, composite and stable door, Karndean flooring, ceiling spotlights, garage access.

WC

Karndean flooring, two piece in white, ceiling coving, panel radiator, frosted uPVC double glazed window.

Landing

Carpet flooring, oak and stainless steel spindle balustrade, ceiling coving, loft access, panel radiator, storage cupboard.

Bedroom One

Carpet flooring, dressing area with fitted furniture, ceiling spotlights, 2 x panel radiator, TV point, 3 x uPVC double glazed window.

En-Suite

Four piece in white including shower enclosure, tiled floor to ceiling, mains fed shower, heated towel radiator, frosted uPVC double glazed window.

Bedroom Two

Double bedroom with carpet flooring, fitted wardrobes, panel radiator, TV point, uPVC double glazed window.

Bedroom Three

Bedroom Four

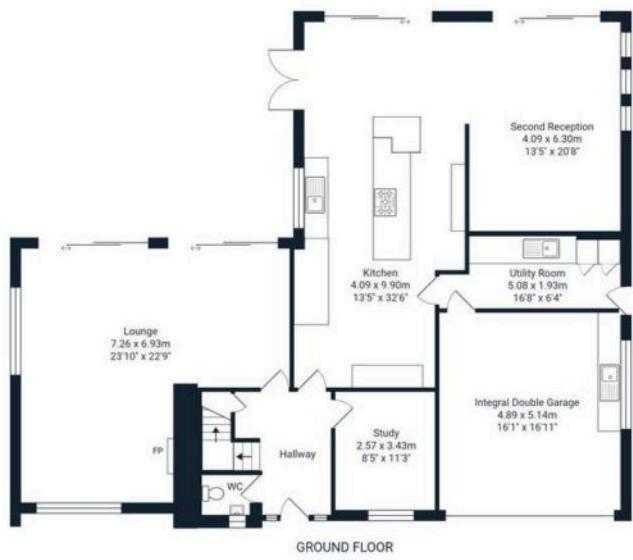
Double bedroom with carpet flooring, fitted furniture, panel radiator, uPVC double glazed window.

Bathroom

Four piece bathroom in white with corner bath, shower enclosure with mains fed shower, sink and W/C, housed in furniture, lino flooring, tiled floor to ceiling, heated towel radiator, frosted uPVC double glazed window.







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Total Area: 268.7 m² ... 2892 ft²

All measurements are approximate and for display purposes only.

