



Maple Close, Whalley

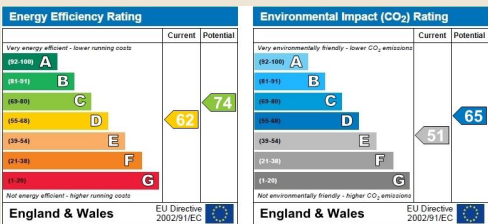


# Maple Close, Whalley

- Impressive Family Home
- Gated Entrance
- Two Reception Rooms
- Spacious Kitchen/Diner
- Five Bedrooms
- Three En-Suites
- Private Gardens
- Three Garages
- Games Room

Viewing: By appointment via the agent:

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## Introduction

A PRESTIGIOUS FAMILY HOME SET WITHIN STUNNING PRIVATE GARDENS IN WHALLEY

Nestled on the outskirts of the highly popular Ribble Valley village of Whalley stands this truly impressive five-bedroom detached property surrounded by beautifully maintained private gardens. With electric wrought iron gated access and off-road parking for numerous vehicles included two double garages and an additional detached garage, this unique property offers spacious and versatile living accommodation for a growing family looking for an executive lifestyle.

The property comprises briefly, to the ground floor; entrance through the porch to a welcoming hallway with stairs to the first floor and doors providing access to a cloak room, downstairs WC, back hall, two generously sized reception rooms and an impressive open plan kitchen dining area with partial vaulted ceiling and feature exposed beams. The kitchen/diner provides access to the garage and a games room. To the first floor is a landing with doors leading to five well-proportioned bedrooms, an office, storage and a contemporary three-piece family bathroom suite. Three of the bedrooms feature en-suite facilities with the master suite comprising a dressing room too. Externally the property boasts extensive, private gated, laid to lawn gardens with mature trees and an abundance of bedding areas with gravel and slate chippings. There is a paved patio with Indian Stone paving, a sheltered barbecue area and a children's playhouse. Upon access from the electric gates there is a tarmacadam driveway providing off-road parking for numerous vehicles leading to two integral double garages and an additional detached four car garage. To the front of the gated entrance is a separate lawned.

For further information, or to arrange a viewing, please contact our Clitheroe team at your earliest convenience.

## Ground floor

### Entrance

Hardwood door to porch.

### Porch

1.70m x 0.94m (5'07 x 3'01) Tiled flooring, door to hallway.

### Hallway

Central heating radiator, spotlights, coving, alarm panel, tiled flooring, stairs to first floor, doors leading to two reception rooms, cloak room, kitchen, WC and back hall.

### Back hall

2.29m x 0.91m (7'06 x 3'00) UPVC double glazed frosted window, tiled flooring, door to understairs storage, hardwood single glazed frosted door to rear.

### Cloak room

1.37m x 1.04m (4'06 x 3'05) UPVC double glazed frosted window, central heating radiator, tiled flooring.

### WC

2.46m x 0.79m (8'01 x 2'07) UPVC double glazed frosted window, central heating radiator, spotlights, dual flush WC, vanity top wash basin with mixed taps, tiled flooring.

## Reception room one

6.35m x 5.13m (20'10 x 16'10) UPVC double glazed window to front and back, two additional UPVC double glazed windows, spotlights, coving, fitted speakers, television point, cast iron multi fuel burner with feature stone surround.

## Reception room two

4.83m x 4.24m (15'10 x 13'11) Three UPVC double glazed windows, central heating radiator, coving, fitted speakers, feature stone fireplace surround.

## Kitchen/diner

11.35m x 4.83m (37'03 x 15'10) Two UPVC double glazed windows, four Velux windows, three central heating radiators, mix of wood panel wall and base units, granite worktops, Britannia Range cooker with five ring gas hob, extractor hood, granite upstands, space for American style fridge freezer, stainless steel one and a half sink with integrated draining ridges and high arch mixer taps, integrated dishwasher and wine fridge, tiled flooring, spotlights, exposed beams, UPVC french doors to rear, door to garage and games room.

## Games room

5.54m x 4.22m (18'02 x 13'10) Two UPVC double glazed windows, two central heating radiators, coving, four feature wall lights.

## Garage hallway

5.38m x 0.81m (17'08 x 2'08) Worcester combi boiler, spotlights and door to garage.

## Garage

8.53m x 5.26m (28'00 x 17'03) Electric up and over door, gas meter, electric meter, ceramic Belfast sink, door to utility and second garage.

## Utility

2.69m x 2.44m (8'10 x 8'00) UPVC double glazed frosted window, central heating radiator, stainless steel double sink, granite effect worktop, Halstead boiler, tile effect flooring

## Garage

6.32m x 6.12m (20'09 x 20'01) Two UPVC double glazed frosted windows, electric up and over door.

## First floor

### Landing

UPVC double glazed window, two central heating radiators, spotlights, loft access, doors leading to five bedrooms, office, bathroom and storage cupboard.

### Master suite

5.11m x 4.47m (16'09 x 14'08) UPVC double glazed window, three central heating radiators, television point, alarm panel, UPVC double glazed sliding doors to balcony, open to dressing room, door to en-suite.

### Dressing room

2.72m x 1.32m (8'11 x 4'04) Fitted wardrobes.

### En-suite

2.72m x 1.75m (8'11 x 5'09) UPVC double glazed frosted window, central heating radiator, three piece suite comprising of a dual flush WC, pedestal

wash basin, corner electric shower unit with multi jets, spotlights, fully tiled elevations, tiled flooring.

#### **Bedroom two**

7.57m x 5.51m (24'10 x 18'01) Two UPVC double glazed windows, central heating radiator, fitted wardrobes and bedside tables, spotlights, television point, door to en-suite.

#### **En-suite**

2.21m x 1.63m (7'03 x 5'04) Central heating towel rail, three piece suite comprising of a dual flush WC, pedestal wash basin, corner multi jet shower, spotlights, extractor fan, tiled flooring.

#### **Bedroom three**

4.93m x 3.89m (16'02 x 12'09) UPVC double glazed window, central heating radiator, fitted wardrobes, coving, spotlights, door to en-suite.

#### **En-suite**

3.91m x 1.35m (12'10 x 4'05) UPVC double glazed frosted window, central heating radiator, three piece suite comprising of a low base WC, vanity top wash basin, double electric feed shower unit, spotlights, extractor fan, part tiled elevations, tiled flooring.

#### **Bedroom four**

4.27m x 4.22m (14'00 x 13'10) UPVC double glazed window, central heating radiator, fitted wardrobes, spotlights, coving, television point.

#### **Bedroom five**

3.81m x 2.77m (12'06 x 9'01) UPVC double glazed window, central heating radiator, fitted wardrobes, coving, spotlights, television point.

#### **Office**

2.62m x 2.39m (8'07 x 7'10) UPVC double glazed window, central heating radiator, fitted office furniture, coving, spotlights.

#### **Bathroom**

2.46m x 2.29m (8'01 x 7'06) UPVC double glazed frosted window, central heating towel rail, three piece suite comprising of a dual flush WC, wall mounted wash basin, tiled panel bath with rinse head and jacuzzi jets, spotlights, extractor fan, fully tiled elevations, fitted shelving, illuminating mirror, tiled flooring.

#### **External**

Electric gated driveway providing off road parking for numerous vehicles leading to two electric up and over double garages with an additional garage. Parcel of land which has planning passed for a bungalow.

#### **Rear**

Extensive laid to lawn gardens with bedding areas, gravel chippings and paving, mature trees, children's playhouse, patio area with sheltered BBQ area.

#### **Garage**

6.40m x 2.31m (21'00 x 7'07)

#### **Agents notes**

Tax band G.











