



## Whittle Park, Clayton-Le-Woods, Chorley

**Offers Over £349,995**

Ben Rose Estate Agents are delighted to bring to market this charming four-bedroom detached property, set within one of the most sought-after areas of Clayton-Le-Woods. Perfectly suited for families, the home offers generous living accommodation both inside and out, sitting on one of the largest plots on the development. It provides excellent convenience with Chorley only a short drive away, where an array of supermarkets, shops, schools, and everyday amenities can be found. Travel connections are superb, with the M6 and M61 motorways nearby as well as local bus routes, making the property ideally located for commuters.

Approached from the side, the house presents a well-kept exterior bordered by tall hedges and brick wall that ensure privacy. Once inside, you are welcomed into a spacious hallway that sets the tone for the property, offering access to the majority of the ground floor rooms as well as a staircase, under-stair storage, and a convenient WC.

To the front lies the generous lounge, a bright and inviting space enhanced by a large bay window that fills the room with natural light. A feature fireplace creates a warm focal point, while French doors provide an open, airy flow to the entrance hall. Adjacent to the lounge sits the second reception room, currently used as a home office. This versatile area is well-proportioned and could easily serve as an additional sitting room, a children's playroom, a cinema room, or even a fifth bedroom or guest room, offering excellent flexibility for family life.

At the rear of the property lies the dining room, large enough to comfortably accommodate a family-sized dining table and ideal for entertaining, with patio doors leading out to the garden. The kitchen, positioned just off the hall, is also of a good size and fitted with ample wall and base units, with the latter also benefitting from under-unit lighting. There is plenty of space for freestanding appliances, with views overlooking the garden and access to a useful utility room. The utility is equipped with additional worktops, a sink, and a washing machine, with ample space for further freestanding appliances, while also allowing access out to the driveway.

Ascending to the first floor, the property offers four well-proportioned bedrooms, two of which are spacious doubles. The master bedroom benefits from its own integrated storage and a three-piece en-suite shower room, while the landing houses an airing cupboard and a three piece family bathroom with over the bath shower serves the remaining bedrooms.

The loft is fully boarded with a pull-down ladder, creating further storage options, and there is additional loft space above the second reception room.

Externally, the rear garden is of a very good size and designed with both practicality and enjoyment in mind. It features a lawned area, a patio for outdoor dining, planters, and a greenhouse, while tall fencing ensures privacy and the garden is not directly overlooked. A summer house is also present, offering yet another flexible space for relaxation or hobbies. Gated access leads to the large driveway, which can comfortably accommodate three cars off road. The garage itself has been double insulated and is currently used for storage, though it would also make an excellent workshop, home gym, or could even be adapted to extend the living space if desired.

This home has been exceptionally well maintained and has only ever been occupied by one vendor since it was built, highlighting the level of care and attention it has received. The front of the property has been fitted with new double-glazed windows, adding to its modern upkeep, while the rear patio door was replaced only last year. Offering both comfort and versatility across a generous plot, it is an ideal opportunity for families looking for a long-term home in a desirable and well-connected location.





























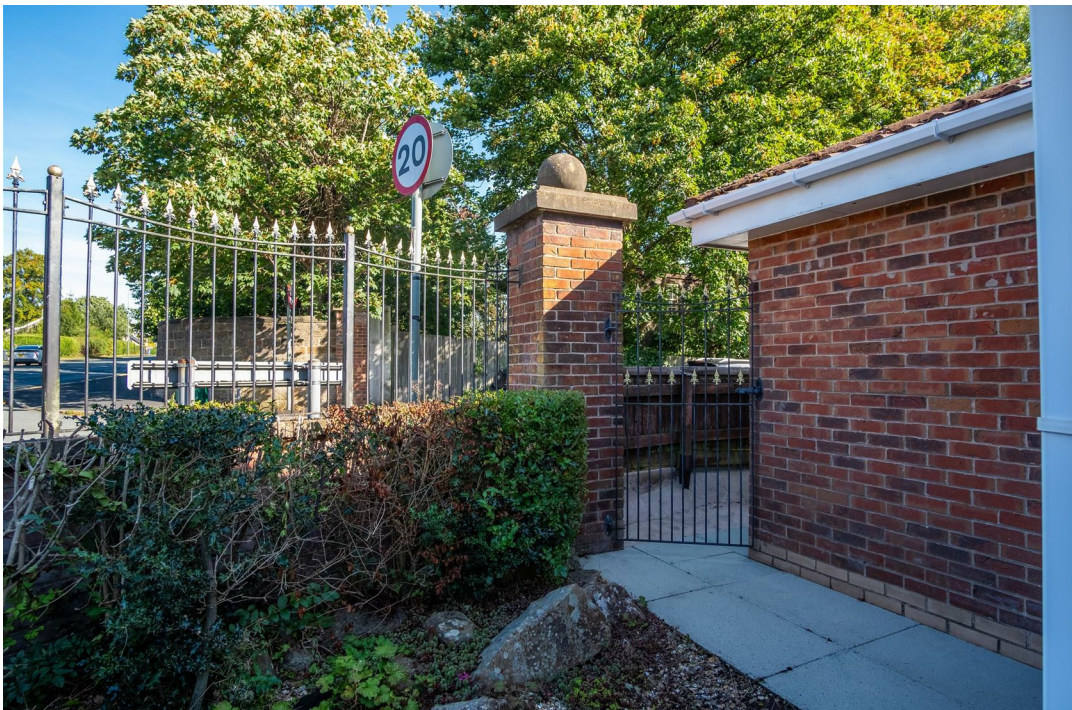










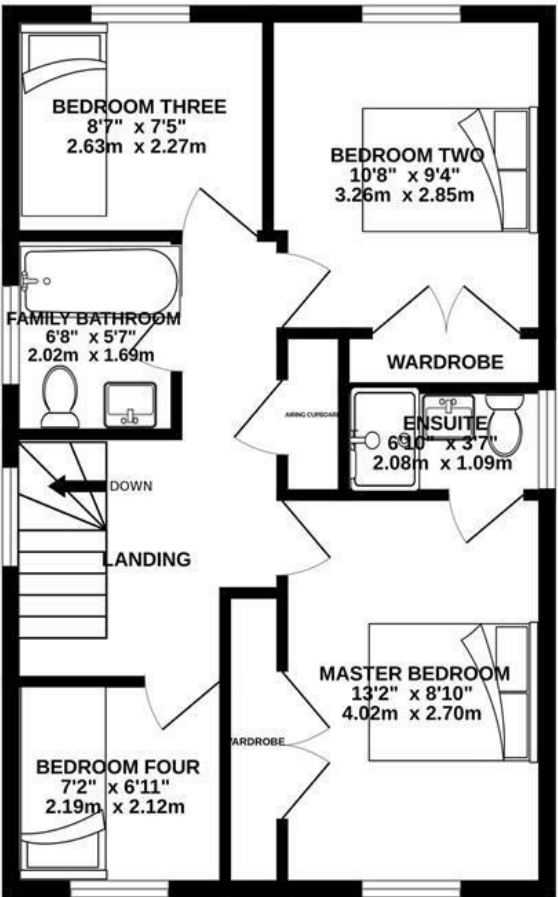
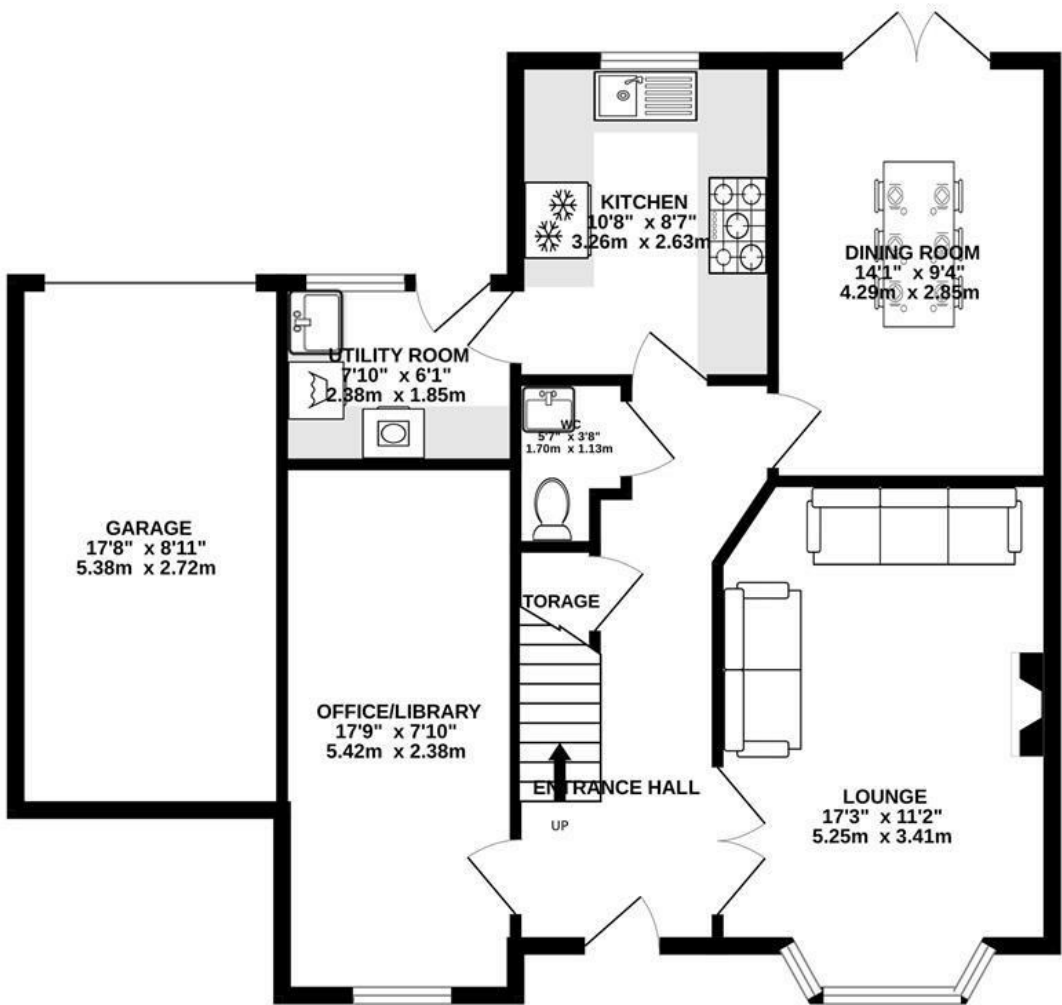




# BEN ROSE

GROUND FLOOR  
882 sq.ft. (82.0 sq.m.) approx.

1ST FLOOR  
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 1409 sq.ft. (130.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	79
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

