



Blossom Grove, Whittle-le-Woods, Chorley

Offers Over £399,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented three/four-bedroom detached home, located within an exclusive gated development in the ever-popular village of Whittle-le-Woods. This charming and spacious property offers a perfect blend of modern comfort and versatile living, ideally suited to growing families. The home enjoys a peaceful residential setting while remaining close to a host of local amenities, including highly regarded schools, shops, and restaurants. Excellent travel links are also within easy reach, with Chorley and Buckshaw Parkway train stations nearby, frequent bus services throughout the area, and easy access to the M6, M61, and M65 motorways for convenient travel across the North West. For leisure, residents can enjoy nearby attractions such as Astley Park, Shaw Hill Golf Club, and scenic countryside walks along the Leeds-Liverpool Canal.

Stepping through the welcoming reception hall, you are greeted with a sense of warmth and flow that continues throughout the ground floor. To the front of the home is a versatile study room, ideal for those working from home or as a quiet retreat, with elegant double doors that open into the modern kitchen. The kitchen itself features a stylish range of integrated appliances and contemporary finishes, along with access to a convenient utility room that provides additional storage and workspace. Across the hall sits the spacious lounge, offering a comfortable setting for both relaxation and dining, with plenty of natural light enhancing the room's airy feel. Double doors from here lead into the impressive orangery at the rear – a true highlight of the property – featuring skylights and surrounding windows that flood the space with light. This room offers a wide range of potential uses, from a family sitting area to a stylish entertaining space, complete with fitted worktop space and room for a wine cooler.

To the first floor, you will find three well-proportioned bedrooms, each finished to a high standard. The master bedroom benefits from a private en-suite shower room and an adjoining dressing room fitted with wardrobes. This additional room could easily be converted into a fourth bedroom if desired, offering great flexibility for family living. The remaining bedrooms are served by a contemporary four-piece family bathroom, complete with both a bath and a separate shower unit.

Externally, the property offers a private driveway to the front with space for one car, leading up to a single integrated garage that provides additional parking or useful storage. The rear of the home reveals a beautifully maintained wrap-around garden, mainly laid to lawn and complemented by a decked seating area – perfect for outdoor dining or relaxing in the warmer months. The garden enjoys a good level of seclusion, making it a peaceful and secure space for both children and pets.

Overall, this delightful family home offers a fantastic balance of modern living, space, and privacy within a highly sought-after location.

























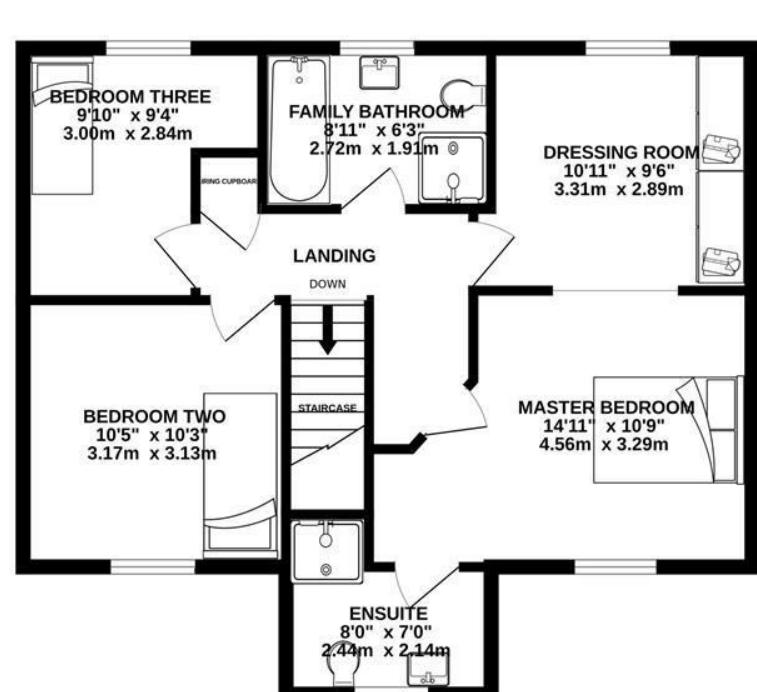
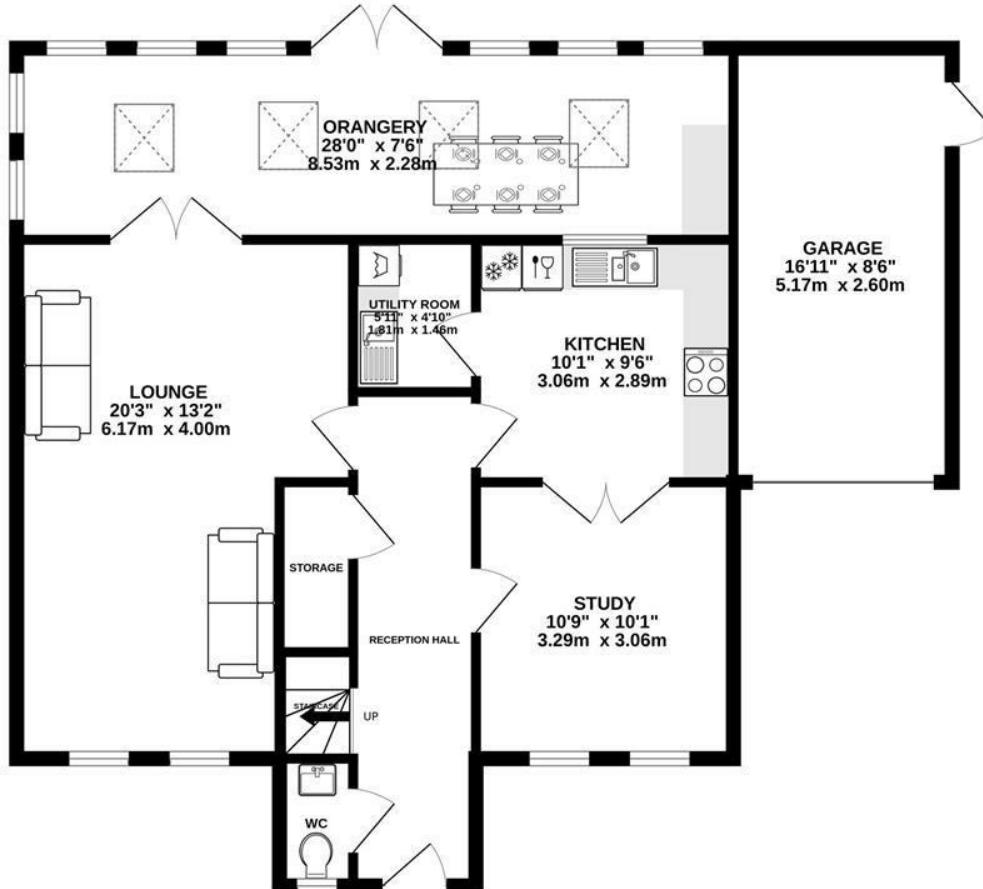




BEN ROSE

GROUND FLOOR
959 sq.ft. (89.1 sq.m.) approx.

1ST FLOOR
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 1575 sq.ft. (146.3 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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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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

