



## **Dunham Drive, Whittle-Le-Woods, Chorley**

**Offers Over £424,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented four bedroom, detached family home, situated on a highly sought-after road in the heart of Whittle-Le-Woods, Lancashire. Offering generous and versatile living accommodation throughout, this property is ideally suited to growing families seeking both space and a desirable residential setting. Whittle-Le-Woods is well regarded for its strong sense of community, excellent local schools and close proximity to open countryside, canal-side walks and village amenities. The property also benefits from superb transport links, with Buckshaw Parkway and Chorley train stations both within easy reach, regular bus services nearby, and excellent access to the M61, M6 and M65 motorways, making commuting to Preston, Chorley, Leyland and Manchester both convenient and efficient.

Upon entering the home, you are welcomed into a spacious reception hall which provides access to the majority of the ground floor rooms, immediately setting the tone for the generous layout on offer. Towards the front of the property is a separate dining room, a flexible space that could also serve as a home office or playroom depending on family needs. To the rear, the modern fitted kitchen/diner features a range of integrated appliances including an oven, dishwasher and fridge/freezer, along with ample worktop and storage space and room for a family dining table. This area flows nicely into the practical utility room, ideal for everyday family life. The spacious lounge is a real highlight, boasting a feature fireplace and opening through to the bright and airy conservatory, which enjoys pleasant views over the rear garden and provides an additional reception space. A convenient ground floor WC completes the layout.

Ascending to the first floor, the property offers an open landing which enhances the sense of space and light. There are four well-proportioned bedrooms, all suitable for family living. The master bedroom benefits from fitted wardrobes and a modern three-piece en-suite shower room, while bedroom two also features fitted wardrobes, making excellent use of space. The remaining bedrooms are ideal for children, guests or home working. Completing this floor is the three-piece family bathroom, fitted with an over-the-bath shower and designed to comfortably serve the household.

Externally, the property continues to impress. To the front is a private driveway providing parking for two vehicles and leading to an integrated double garage, alongside a well-maintained front garden that adds to the home's kerb appeal. To the rear, you'll find a beautiful enclosed garden, primarily laid to lawn with mature trees and shrubs scattered around, creating a peaceful and private outdoor space. Towards the top of the garden are two dedicated seating areas, perfect for outdoor dining or relaxing in the warmer months.

This is a spacious and well-located family home that offers comfort, practicality and a highly desirable setting, making it a fantastic opportunity in one of the area's most popular residential locations.





































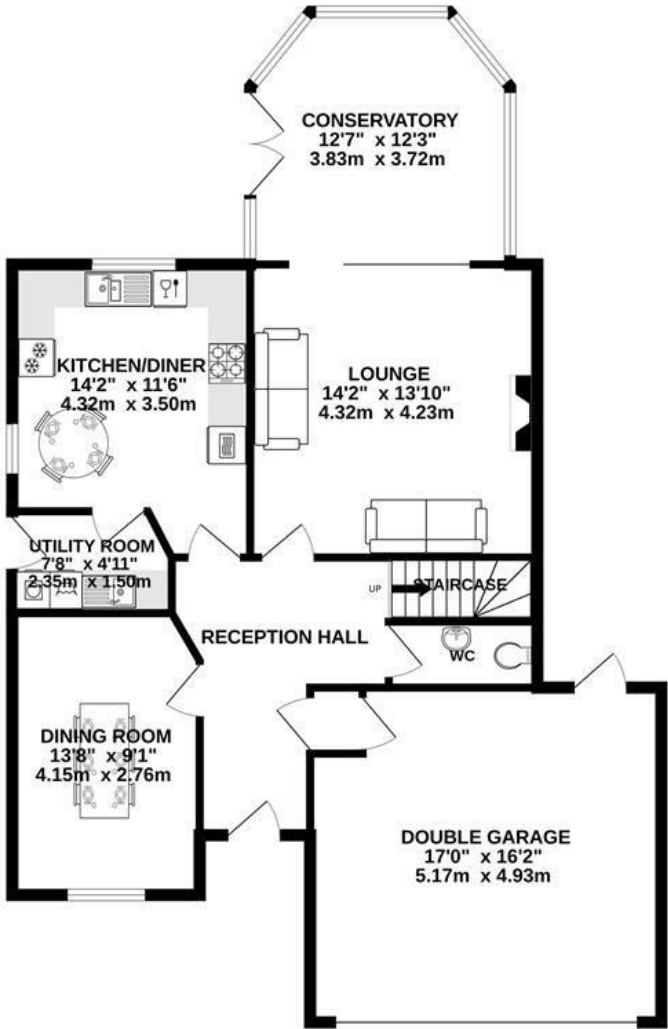




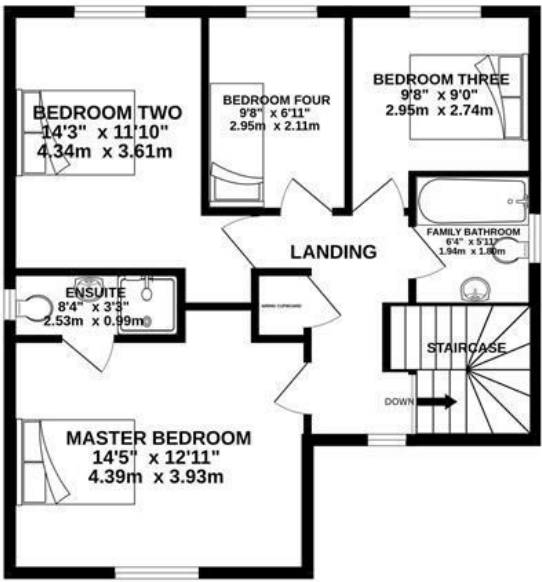


# BEN ROSE

GROUND FLOOR  
1062 sq.ft. (98.6 sq.m.) approx.



1ST FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA: 1680 sq.ft. (156.0 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 |                         |           |
|   | 68                      | 71        |
| 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 |           |

