



Wilderswood Close, Whittle-Le-Woods, Chorley

Offers Over £374,995

Ben Rose Estate Agents are pleased to present to market this beautiful, extended four-bedroom detached family home, nestled within the highly sought-after cul-de-sac in Whittle-Le-Woods, Lancashire. Situated on a spacious plot, this home offers an ideal blend of suburban tranquillity and convenient accessibility. The property enjoys easy access to nearby towns such as Chorley and Preston and is well-connected with convenient travel links, including the nearby M61 motorway, making it a prime location for commuters. Residents will appreciate the variety of local amenities, including excellent schools, charming village shops, and scenic walking trails that highlight the surrounding Lancashire countryside.

Upon entering the home, you're welcomed by a spacious hallway that sets a warm tone for the ground floor. To the right, there is a versatile snug that is currently used as an office, featuring built-in wardrobe storage and ample natural light, creating a perfect work-from-home space. Across the hall, you'll find the large, elegantly decorated lounge, complete with a feature fireplace, adding an inviting ambience. Continuing through, the home opens into a stunning, extended kitchen/diner—the true heart of the home. This open-plan space is flooded with natural light from bi-fold doors and three statement skylights, with cashmere high-gloss units, sophisticated LED cabinetry lighting, and integrated appliances. A breakfast bar with an induction hob faces the dining area, fostering a social, inclusive atmosphere for family gatherings or entertaining guests. The adjoining snug area, with its cosy log-burning fire, offers flexible space currently used as a games room. Completing this floor is a well-equipped utility room and a convenient downstairs WC.

Ascending to the first floor, the home offers four generously sized bedrooms. The master bedroom features ample fitted wardrobes and a luxurious three-piece en-suite shower room, perfect for added privacy and comfort. The remaining three bedrooms are well-proportioned and share access to a contemporary three-piece family bathroom, complete with a shower over the bath, catering to family needs with style and convenience. The bathroom also boasts heated flooring, adding to the modern feel.

Externally, the property boasts a large block-paved driveway, providing ample space for multiple vehicles and leading to the garage. The south-facing rear garden is truly impressive, with a well-maintained lawn bordered by mature trees and shrubs for added privacy. Several outdoor seating areas enhance the garden's appeal, including a charming pergola with a built-in bar and added heating—perfect for entertaining—and a raised decking area that offers a tranquil spot for relaxing on warm evenings. The property also benefits from an EV charging point. This home is a fantastic opportunity for families seeking both space and style in an enviable location.















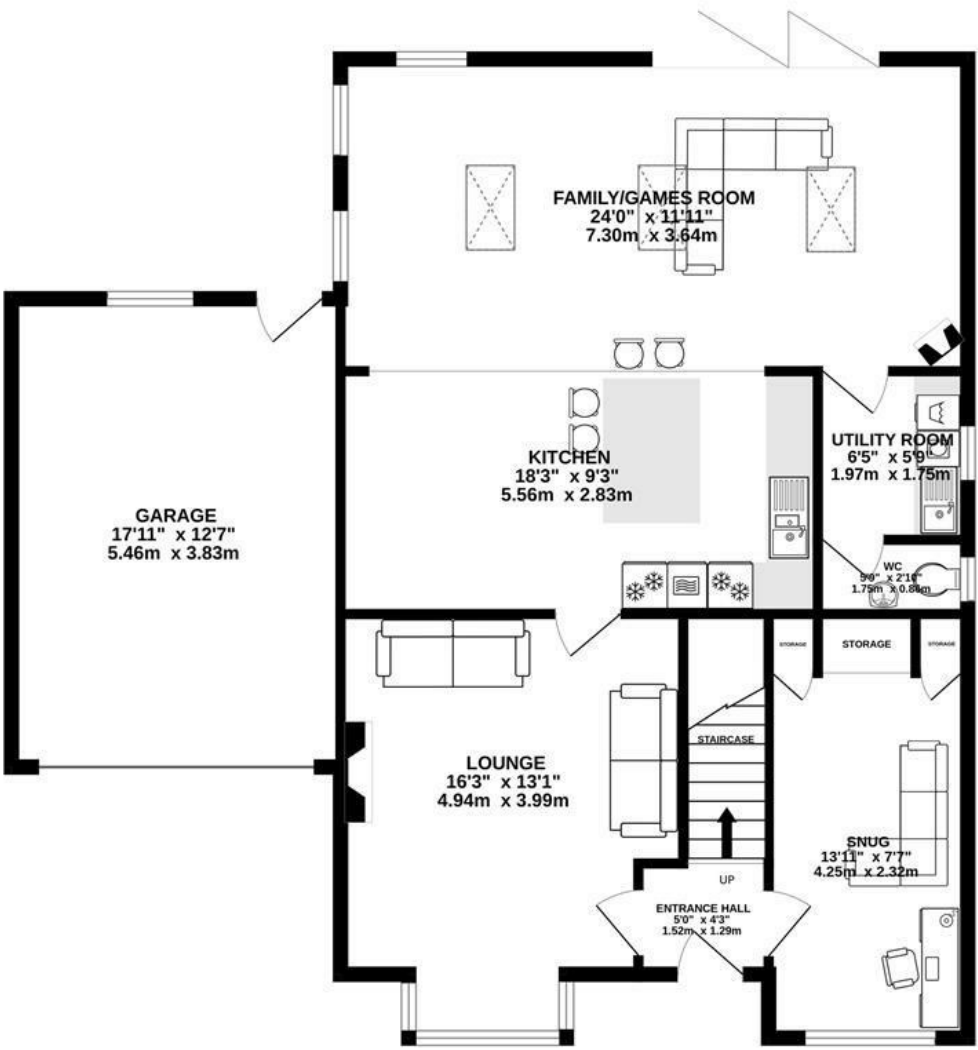




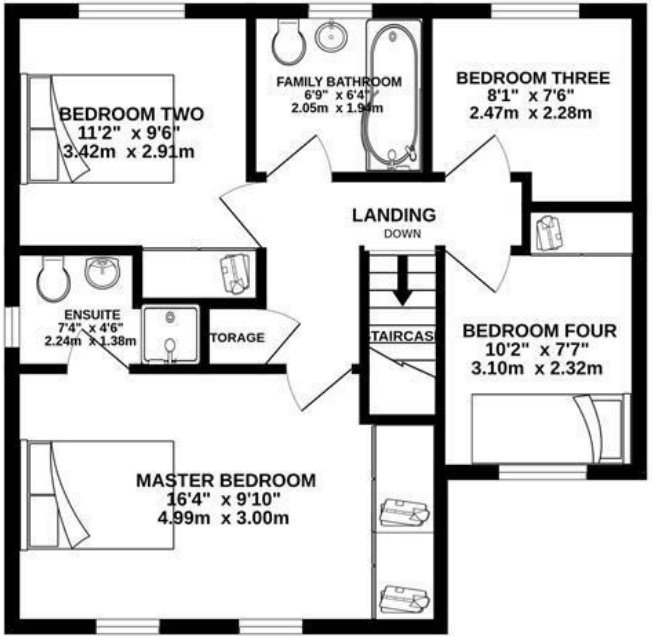


BEN ROSE

GROUND FLOOR
1091 sq.ft. (101.3 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 1610 sq.ft. (149.6 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		
	73	81
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	

