



Lupin Close, Whittle-Le-Woods, Chorley

Offers Over £324,995

Ben Rose Estate Agents are pleased to present to the market this lovely four-bedroom detached family home, situated towards the end of a secluded cul-de-sac in the highly sought-after area of Whittle-le-Woods. Offered with no onward chain, this is a rare opportunity to acquire a spacious family home on a desirable residential estate where properties seldom come to market. The home is ideally positioned close to a range of local amenities and is just a short drive from Chorley town centre. Excellent transport links are available via nearby bus routes and easy access to the M6 and M61 motorways, making commuting to surrounding towns and cities both quick and convenient.

Upon entering the home, you are welcomed into a bright entrance hall that leads to a convenient WC. The reception hall features an open staircase, setting a warm and inviting tone. The spacious lounge boasts a feature fireplace and a charming bay-fronted window, creating a cozy yet elegant atmosphere. This room seamlessly flows into the dining room, where patio doors provide access to the garden, perfect for indoor-outdoor living. The open-plan kitchen, adjoins a breakfast room with additional garden access, making it an ideal space for meals and entertaining. A practical utility room completes the ground floor, offering extra storage and laundry facilities.

Ascending to the first floor, you will find four generously sized bedrooms. The master bedroom features fitted wardrobes and a private en-suite bathroom. The rear-facing bedrooms provide delightful views of the garden, adding a touch of tranquility. A well-appointed three-piece family bathroom serves the remaining bedrooms, ensuring convenience for the whole family.

Externally, the property boasts a driveway leading to a single integrated garage. The front garden enhances the home's curb appeal. To the rear, a generous garden space awaits, complete with a patio area and central lawn, ideal for outdoor activities and relaxation.

In summary, this home combines comfortable family living with a prime location, making it a perfect choice for those seeking a balance of tranquility and convenience.





















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TOTAL FLOOR AREA : 1267 sq.ft. (117.7 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	65	81
(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

