



Fern Meadow, Whittle-Le-Woods, Chorley

Offers Over £449,995

Ben Rose Estate Agents are pleased to present to market this truly unique and generously sized four/five-bedroom detached home, spread over four thoughtfully designed floors and nestled within a quiet cul-de-sac in Chorley. This exceptional property offers a distinctive layout ideal for modern family living, complete with immaculate gardens and a double garage. Located in a highly desirable residential area, the home enjoys convenient access to a range of local amenities including shops, well-regarded schools, and leisure facilities. Excellent transport links are also within easy reach, with Chorley train station just a short drive away, frequent bus routes nearby, and swift access to the M6, M61, and M65 motorways—perfect for those commuting to Preston, Manchester, or further afield. Additionally, residents can enjoy proximity to Astley Park, Shaw Hill Golf Course, and Chorley town centre, all offering a wonderful mix of green space, recreation, and shopping.

As you enter the home on the ground floor, you're greeted by a welcoming entrance hall that sets the tone for the rest of the property. Just off the hall is a convenient WC, ideal for guests, along with internal access to the spacious double garage—perfect for secure parking or additional storage. This level acts as a practical base for the household, offering functionality and flow before ascending to the main living areas.

Moving to the first floor, you arrive on a bright and spacious landing that connects the principal living spaces. To the front, the beautifully appointed lounge offers a relaxing retreat, flooded with natural light thanks to dual aspect windows, and centred around an elegant feature fireplace. Opposite, the heart of the home lies in the contemporary kitchen/breakfast room—complete with integrated appliances, sleek cabinetry, and a breakfast bar large enough for casual family dining. Adjacent to the kitchen is a handy utility room, keeping laundry and household tasks tucked neatly away. To the rear, a stunning conservatory with panoramic views of the gardens provides the perfect spot to unwind, entertain, or enjoy the changing seasons, with steps leading directly to the lower-level patio for seamless indoor-outdoor living.

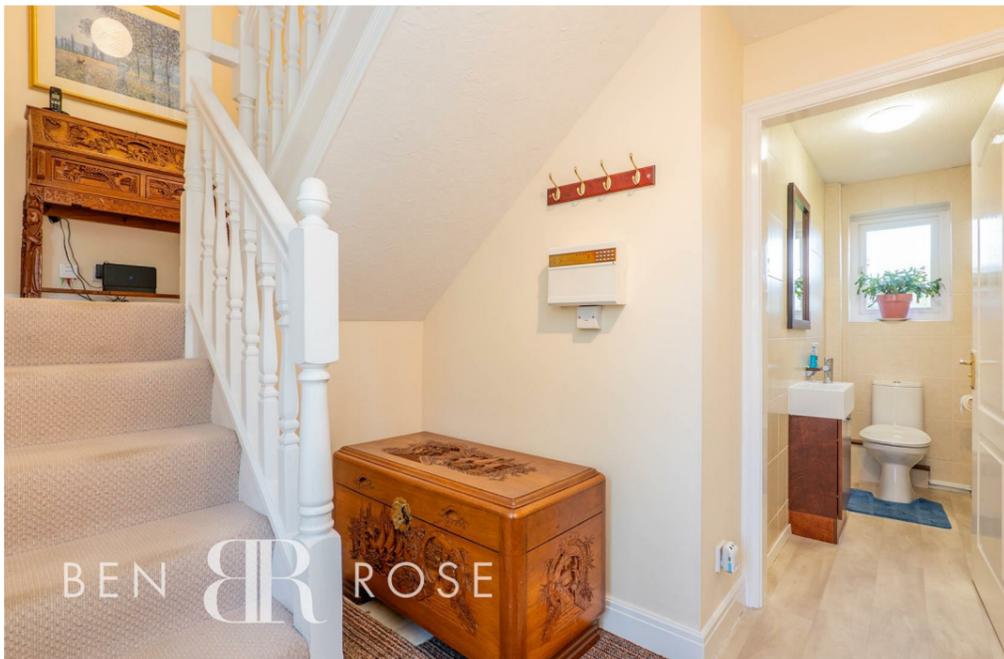
On the second floor, you'll find a versatile dining room that could easily serve as a fifth bedroom or playroom, depending on the needs of your family. A fourth bedroom is also located on this floor, currently used as a home office—ideal for remote working or study, with a peaceful outlook and plenty of space for desks or shelving.

The top floor houses the remaining three bedrooms, offering privacy and tranquillity for the whole family. The master bedroom is a comfortable retreat, complete with fitted wardrobes and a stylish three-piece en-suite shower room. The two additional bedrooms are both well-proportioned, making them ideal for children or guests. A sleek and modern family bathroom, finished to a high standard, features a three-piece suite including a bath with overhead shower.

Externally, the property continues to impress. To the front, a sizeable driveway provides ample off-road parking for up to four vehicles and leads to the integral double garage. A neatly maintained front lawn with attractive planting enhances the kerb appeal. The rear garden is a true highlight—beautifully landscaped and lovingly maintained, it offers a tranquil escape with lush hedging, mature plants, and vibrant flowerbeds. A paved patio area immediately outside the conservatory provides an ideal space for summer dining, while a gently sloping lawn leads up to a second elevated seating area, offering picturesque views back towards the house.

This distinctive and flexible family home is a rare find in today's market and must be viewed to be fully appreciated.













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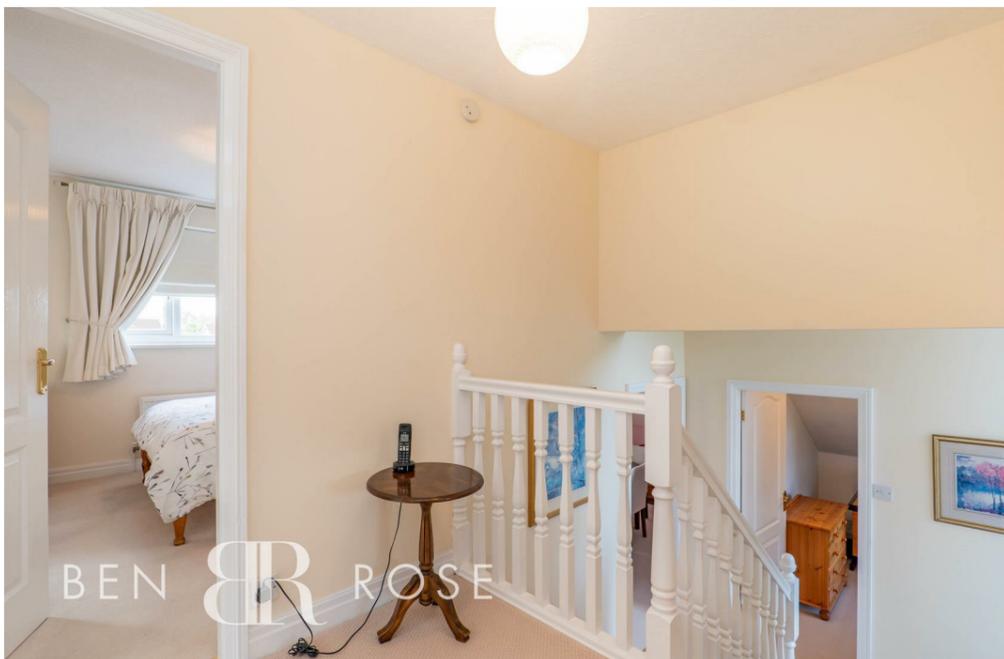
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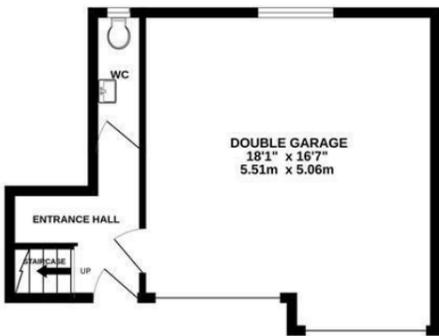


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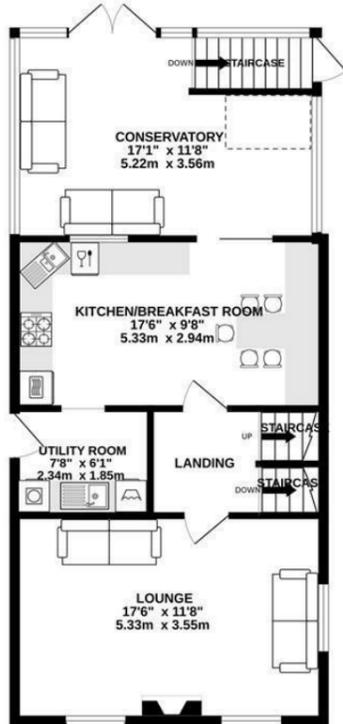


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GROUND FLOOR
358 sq.ft. (33.3 sq.m.) approx.



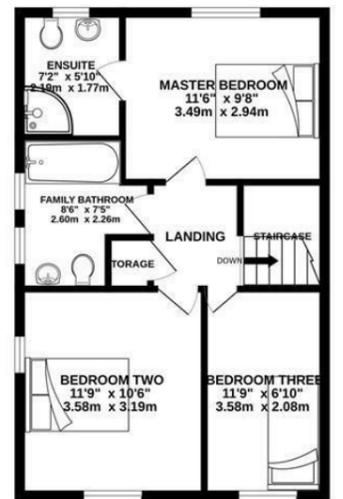
1ST FLOOR
675 sq.ft. (62.7 sq.m.) approx.



2ND FLOOR
242 sq.ft. (22.5 sq.m.) approx.



3RD FLOOR
474 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1750 sq.ft. (162.6 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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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		
	71	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	

