



BEN ROSE

## Tuson Lane, Whittle-Le-Woods, Chorley

Offers Over £599,995

Ben Rose Estate Agents are pleased to present to market this stunning four-bedroom detached home, located towards the end of a quiet cul-de-sac in the sought-after village of Whittle-Le-Woods. This family-oriented property offers a perfect blend of modern living and countryside charm. Its location provides excellent access to local amenities, including nearby schools, shops, and leisure facilities. For those needing to commute, the home benefits from close proximity to major travel links such as the M61 and M6 motorways, as well as Chorley and Buckshaw Parkway train stations, offering direct routes to Preston, Manchester, and beyond.

Upon entering, you are greeted by a welcoming reception hall that offers access to most of the ground floor rooms. The journey begins in the spacious lounge, which spans the length of the home and features a charming fireplace with a built-in TV mount, complemented by dual aspect windows that flood the room with natural light. The heart of the home is the beautiful open-plan kitchen/dining room, boasting fully integrated appliances, a breakfast bar, and ample space for a large family dining table. Sliding doors open out to the garden, seamlessly blending indoor and outdoor living. Adjacent to the kitchen is a convenient utility room, ideal for additional storage and laundry needs. Towards the front is a cosy family room with a bay-fronted window, versatile enough to serve as a study or home gym. Completing the ground floor is a handy WC.

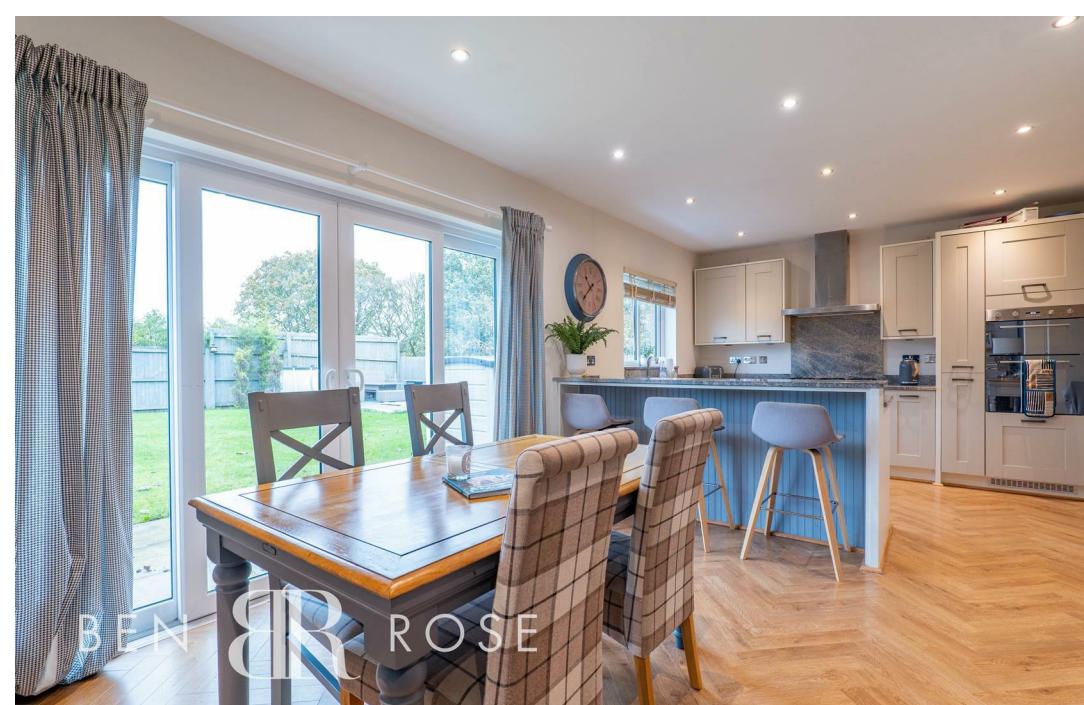
The first floor features an open landing leading to four well-proportioned double bedrooms. The master and the second bedroom each enjoy their own private en-suite shower rooms, adding a touch of luxury. The remaining two bedrooms share a contemporary three-piece family bathroom, which includes an over-the-bath shower, catering to the needs of a growing family.

Externally, the property boasts a sizeable driveway with space for up to four cars, leading to a detached double garage. The front garden is well-maintained, with lawns and a pathway that guides you to the entrance. To the rear, a generously sized garden awaits, featuring a large lawn and multiple seating areas perfect for entertaining or relaxing. The garden backs onto beautiful woodland, providing a serene and private outdoor space.

This home perfectly blends comfort and convenience in a picturesque setting, making it an ideal choice for families.





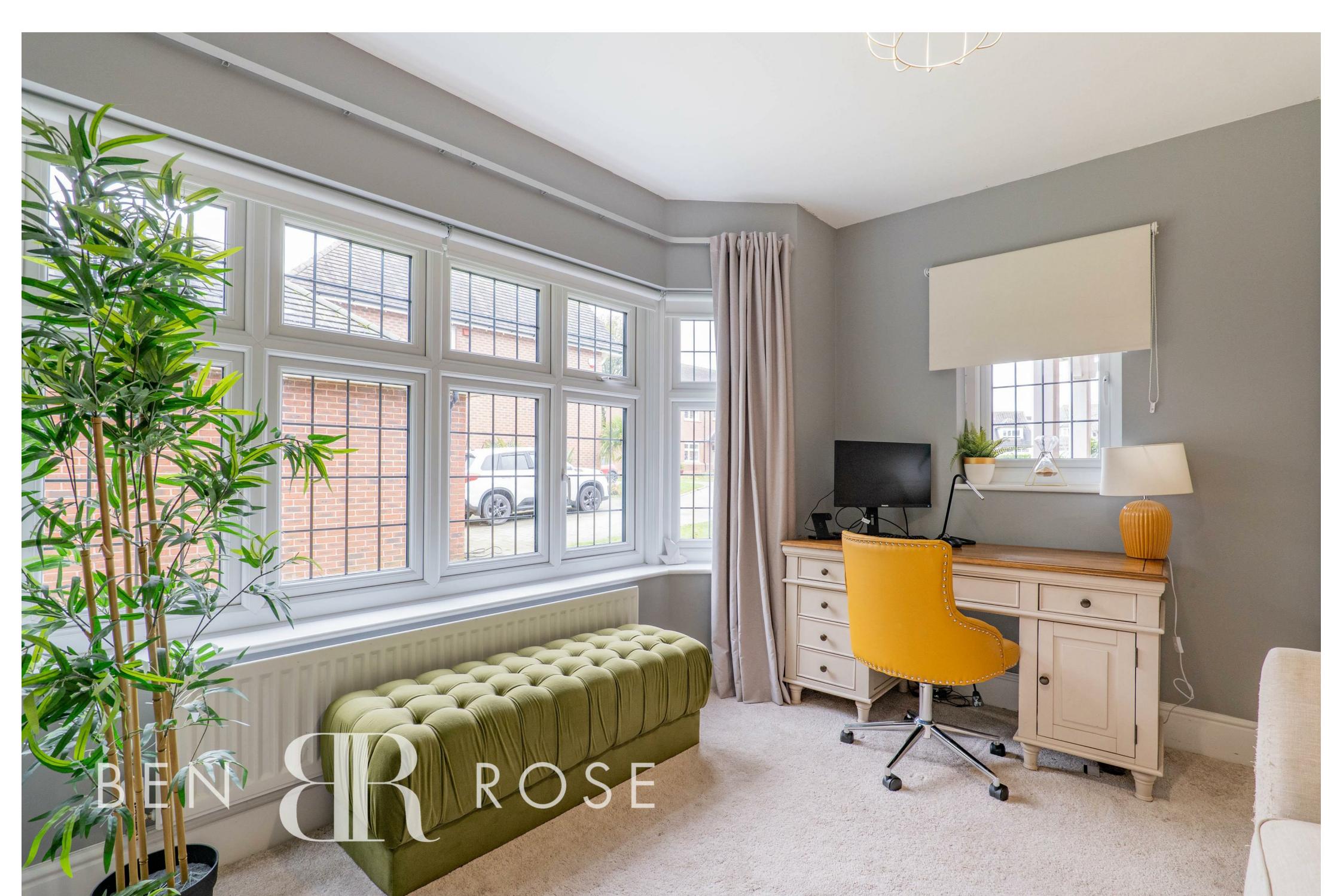




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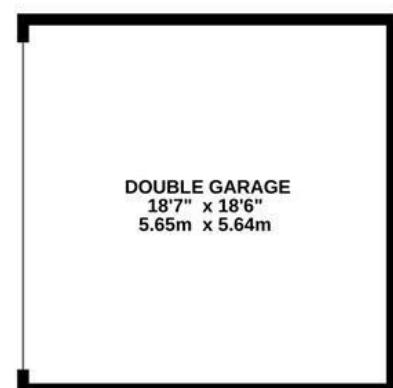
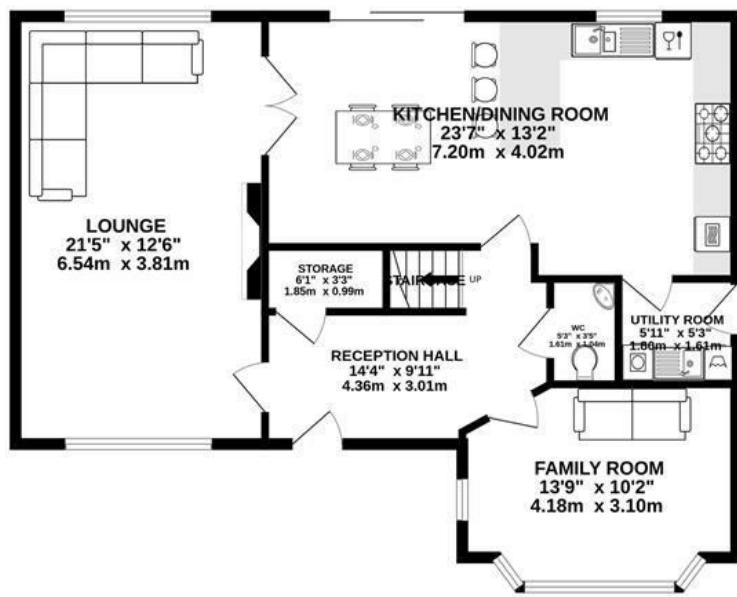


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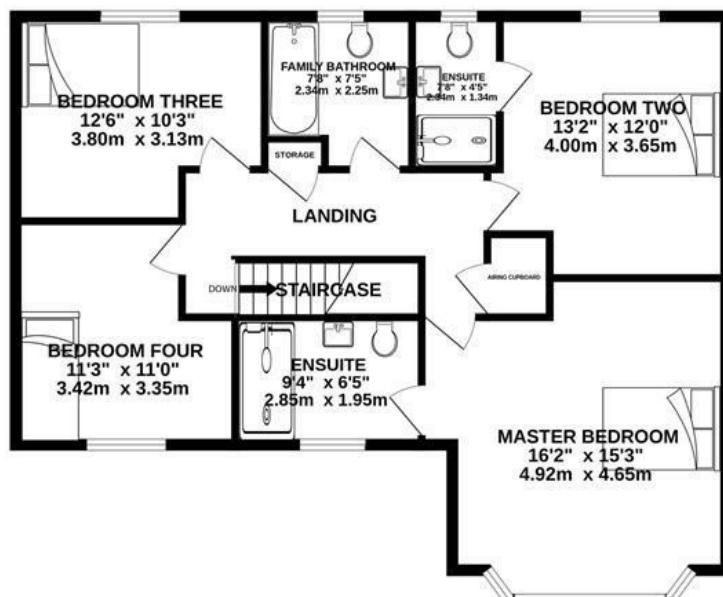


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GROUND FLOOR  
1204 sq.ft. (111.9 sq.m.) approx.



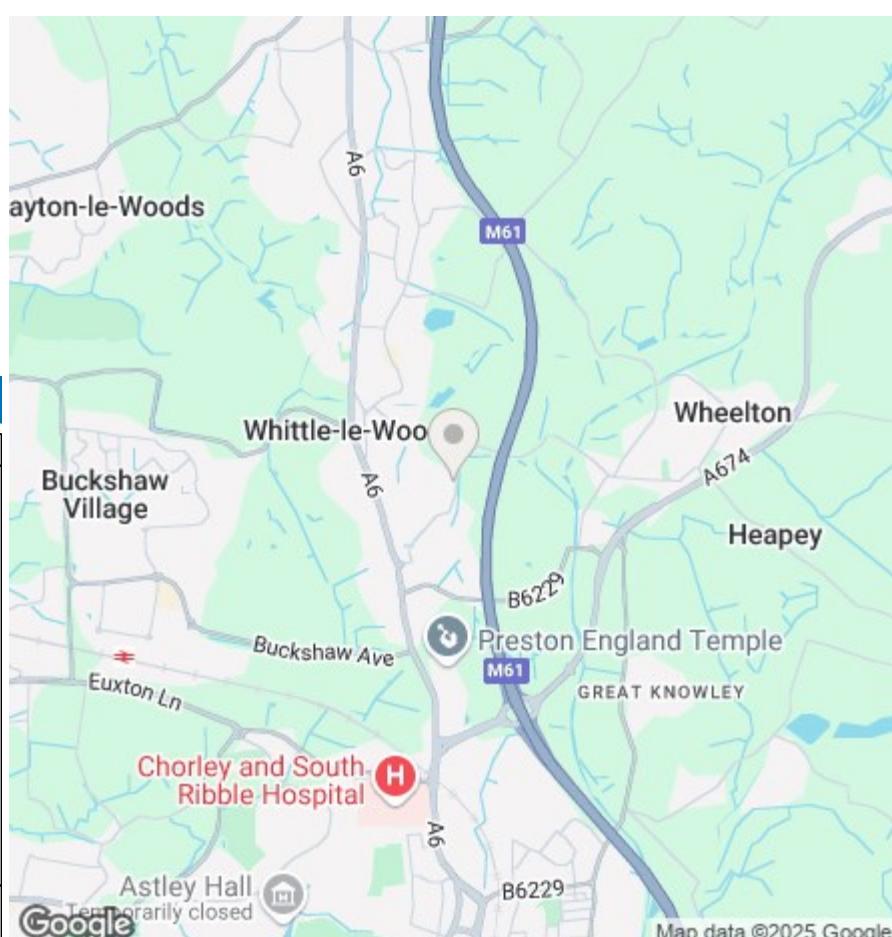
1ST FLOOR  
865 sq.ft. (80.4 sq.m.) approx.



TOTAL FLOOR AREA : 2070 sq.ft. (192.3 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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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	90	91
(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 <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	