



## **Blossom Grove, Whittle-Le-Woods, Chorley**

**Offers Over £459,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented four bedroom detached family home, situated within an exclusive gated community in the highly sought-after area of Whittle-Le-Woods, Lancashire. Offering spacious and versatile living throughout, this impressive home has been thoughtfully designed to suit modern family life, with a superb open plan layout and generous bedroom accommodation. The area is particularly popular with families thanks to its peaceful surroundings, excellent local schools and easy access to everyday amenities. Nearby Chorley and Leyland town centres offer a wide range of shops, supermarkets, restaurants and leisure facilities, while excellent travel links are provided via Buckshaw Parkway and Chorley train stations, regular bus routes and convenient access to the M61 and M6 motorways, making commuting to Preston, Manchester and beyond incredibly straightforward.

Stepping into the home, you are welcomed by an inviting reception hall with a seating area and a striking staircase rising to the first floor, setting the tone for the space and quality found throughout. From here, you'll find a practical study complete with integrated storage, ideal for those working from home. Moving towards the rear of the property, the home opens up into a stunning open plan lounge, kitchen and dining area that wraps beautifully around the back of the property and forms the true heart of the home. The contemporary kitchen boasts a range of integrated appliances including a fridge/freezer, oven and dishwasher, complemented by a breakfast bar that subtly separates the kitchen from the dining area. The dining space comfortably accommodates a large family dining table and enjoys a rear-facing bay with French doors opening directly onto the garden, allowing for seamless indoor-outdoor living. Flowing effortlessly from the dining area is the spacious lounge, featuring dual aspect windows that flood the room with natural light and a charming wood burner that creates a cosy focal point. Completing this floor is a convenient utility room with external side access as well as a downstairs WC.

To the first floor, the property continues to impress with four generously sized bedrooms, perfectly suited for growing families. The luxurious master suite benefits from its own dedicated dressing room which leads through to a stylish four piece en-suite bathroom, creating a wonderful private retreat. The remaining bedrooms are all well-proportioned and served by a modern four piece family bathroom, offering both practicality and comfort for busy households.

Externally, the home occupies a desirable corner plot within this private gated development. To the front, there is a driveway providing off-road parking for one vehicle. To the rear, a second dual driveway leads to the converted double garage, with the front section currently used for storage and the rear thoughtfully transformed into a gym with electrics and lighting, offering excellent versatility for a variety of uses. The rear garden is generously sized and mainly laid to lawn, providing plenty of space for children to play and for outdoor entertaining, with a patio area positioned directly off the home for relaxing and dining in the warmer months.

This is a fantastic opportunity to secure a spacious, modern family home in a desirable and well-connected location.



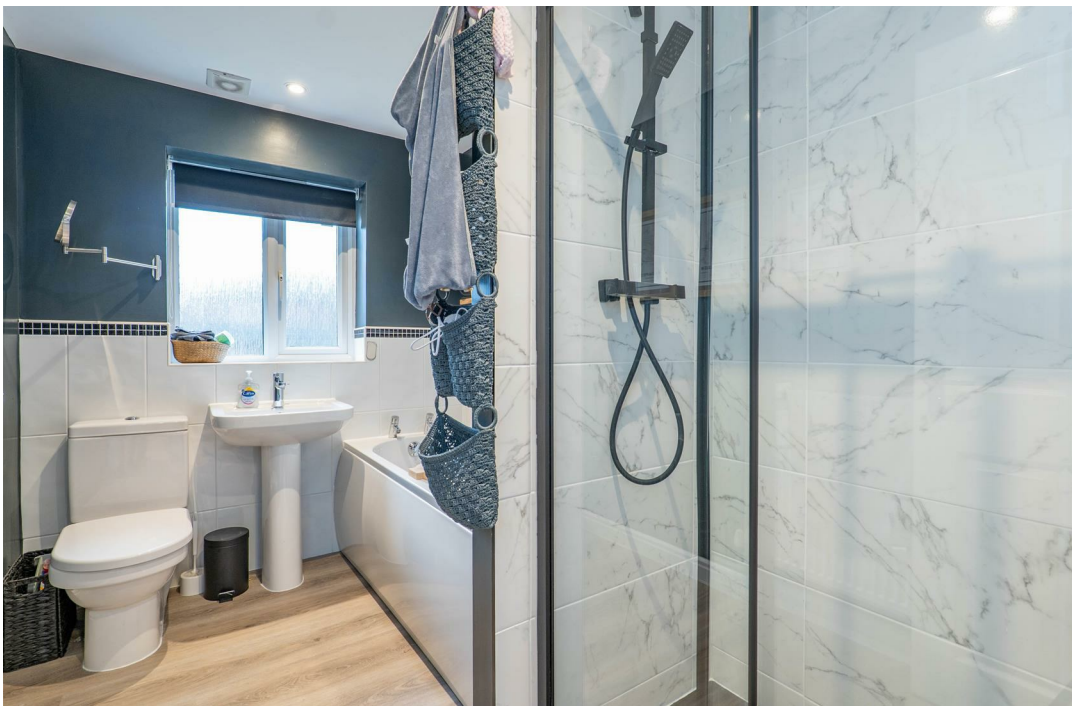










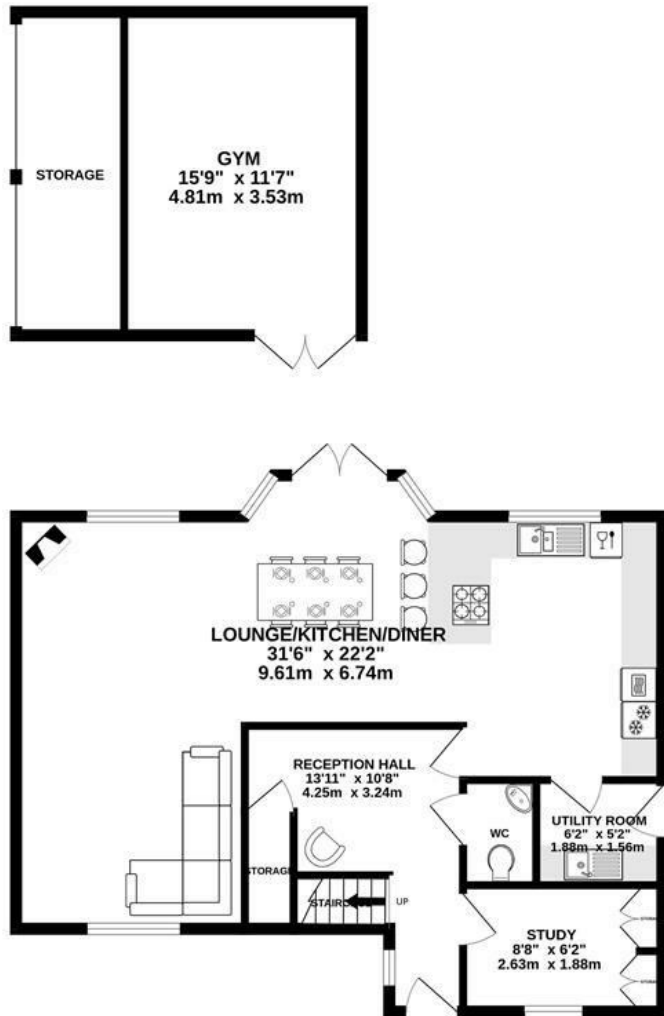




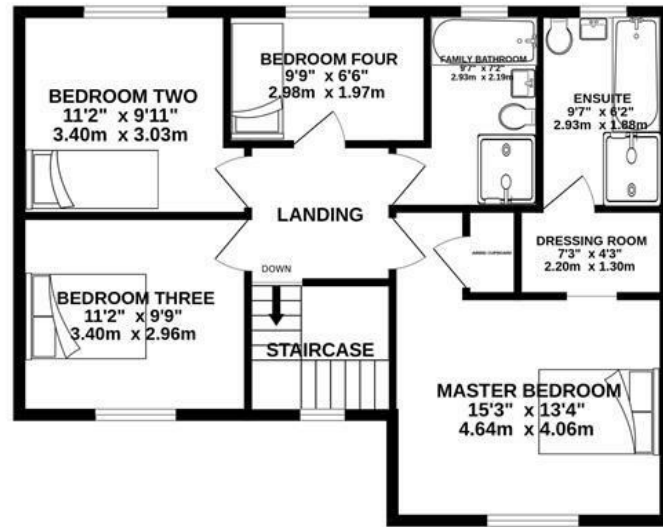




GROUND FLOOR  
967 sq.ft. (89.8 sq.m.) approx.



1ST FLOOR  
689 sq.ft. (64.0 sq.m.) approx.

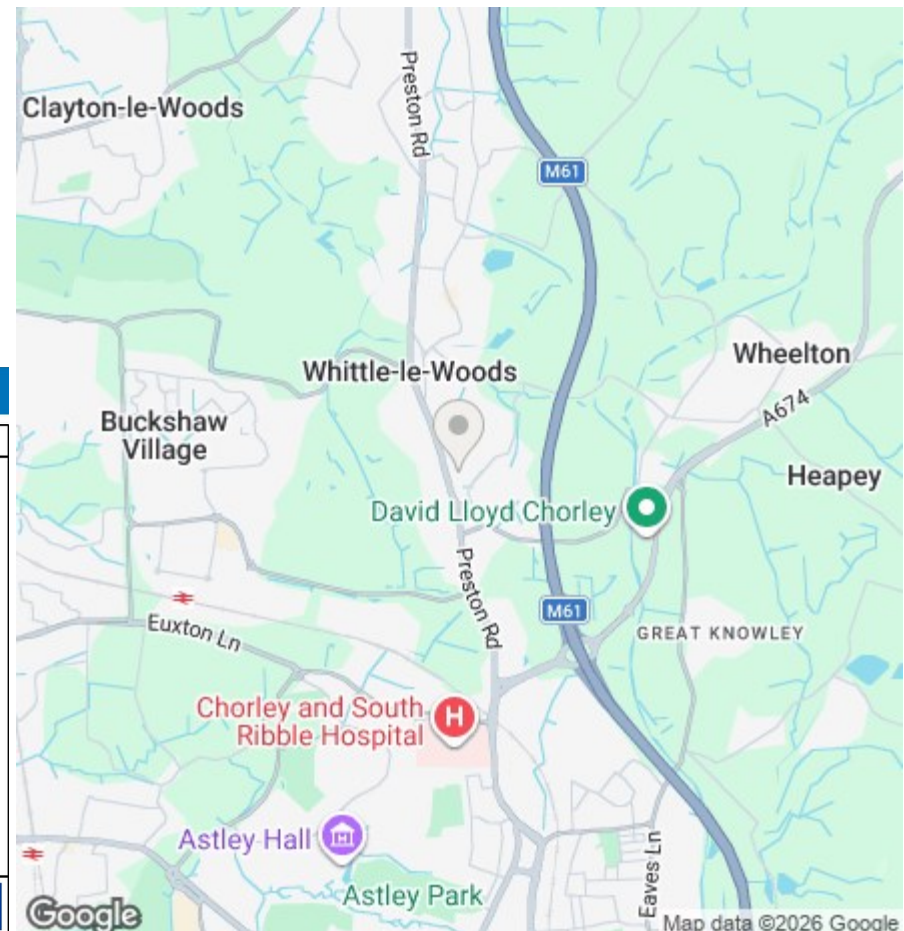


TOTAL FLOOR AREA : 1656 sq.ft. (153.8 sq.m.) approx.

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

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>86</b>
(55-68) <b>D</b>	<b>75</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	