



redrose

5 Hill Top View

Whittle-le-woods, Chorley, PR6 7XQ

Absolutely stunning 4 bedroom detached family home in a beautiful location backing on to stunning open views. This gorgeous home really must be viewed to be truly appreciated. As you walk through the door your eye is instantly drawn to the fabulous extension with bifolding doors and a view you can only dream of. The family space at the rear is fabulous with a large kitchen/dining/family space and a stunning orangery. To the front is a more formal lounge and the star of the first floor is a fabulous master suite with large balcony terrace to again capture those views. you'll never need to holiday again! This house truly has it all. set on a small cul de sac of just a few other bespoke properties and offered for sale with NO CHAIN.

**Asking Price Of
£650,000**

EPC Rating '88'





Property Description

OUTSIDE FRONT

Situation on a small cul de sac with double driveway to the front with lawn and pathway to front door.

ENTRANCE HALLWAY

Composite front door with frosted glass panels either side. Porcelain tiled flooring with underfloor heating to all of the ground floor rooms. Stairs to first floor and doors to lounge, cloakroom and family room. Downlights throughout.

LOUNGE

12' 5" x 17' 8" (3.8m x 5.4m) Large and bright lounge with double glazed window to front, ceiling light point and feature wall mounted, remote control living flame fire.

FAMILY/DINING SPACE

20' 11" x 19' 0" (6.4m x 5.8m) Lovely social space leading into the kitchen with porcelain tiled flooring throughout and underfloor heating. double glazed windows to side and French doors to orangery. downlights throughout.





KITCHEN

9' 10" x 11' 9" (3.0m x 3.6m) Open plan leading from the family space with a wide range of wall and base units in grey gloss. Integrated full size fridge and freezer, 2 larder units, double Neff, hide and slide ovens, large induction hob with extraction over, sink and drainer, double glazed window to garden, breakfast bar and Quartz worktops.

ORANGERY

13' 1" x 17' 7" (4.0m x 5.38m) Stunning Orangery with bifold doors right across the back to make the very most of that view! Further patio doors to the side patio, downlights, lantern roof and high quality click laminate flooring.



UTILITY ROOM

5' 6" x 11' 9" (1.7m x 3.6m) fabulous size utility room with space for washing machine and tumble dryer, plenty of cupboard space with high gloss light grey units, door to garage and further half glazed door to garden. Downlights, porcelain tiled flooring with underfloor heating.

CLOAKROOM

8' 6" x 3' 7" (2.6m x 1.1m) Low level WC, wash hand basin and vanity unit, Porcelain tiled flooring with underfloor heating, double glazed window to side and downlights.



FIRST FLOOR

Stairs to first floor landing with doors to all rooms, double glazed window to front and downlights.

MASTER BEDROOM

14' 9" x 12' 5" (4.5m x 3.8m) Fabulous master suite with dressing area and stunning balcony. Fitted wardrobes, door to en suite, patio doors to balcony. This really is a fabulous room.

EN SUITE

5' 10" x 7' 10" (1.8m x 2.4m) Beautifully fitted en suite with a range of fitted cupboards, shower cubicle, low level WC and wash hand basin with vanity unit. Tiled flooring, heated towel rail, downlights and double glazed window to side.



DRESSING AREA

5' 10" x 8' 2" (1.8m x 2.5m) Lovely dressing area leading from the bedroom with door to en suite. Fitted wardrobes.

BEDROOM TWO

12' 5" x 12' 1" (3.8m x 3.7m) Another great size bedroom with fitted wardrobes, ceiling light point and double glazed window to front. Door to en suite.



EN SUITE

3' 11" x 12' 1" (1.2m x 3.7m) Three piece bathroom suite with shower cubicle, low level WC and wash hand basin with vanity unit. Downlights, heated towel rail and double glazed window to side.

BEDROOM THREE

12' 5" x 13' 5" (3.8m x 4.1m) Another great size double with fitted wardrobes, ceiling light point and double glazed window to front.

BEDROOM FOUR

11' 5" x 12' 1" (3.5m x 3.7m) Yet another double bedroom with fitted wardrobes, double glazed window with beautiful views to the rear, ceiling light point.

FAMILY BATHROOM

9' 6" x 8' 6" (2.9m x 2.6m) Larger than average four piece bathroom with bath, enclosed shower cubicle, low level WC and wash hand basing with vanity unit and a large range of fitted units for storage. double glazed window to rear, heated towel rail and tiled flooring. Downlights.

DOUBLE GARAGE

16' 4" x 16' 0" (5.0m x 4.9m) Great size garage with power and light, access via up and over door to the front and via



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		99
(81-91) B	88	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements