



redrose

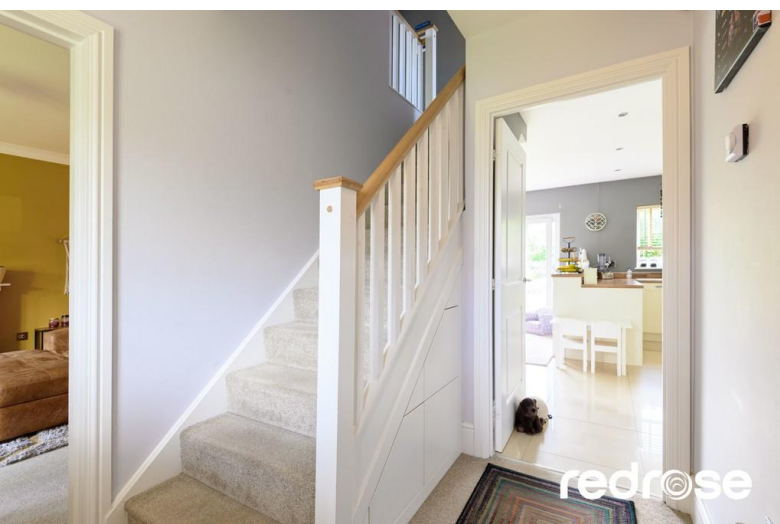
4 Magill Close

Whittle-le-woods, Chorley, PR6 7FW

This beautifully presented, spacious executive 4-bedroom detached home, ideal for modern family living. The property features a bright hallway, large lounge, stylish open-plan kitchen/diner with integrated appliances, utility room, and downstairs W.C. Upstairs offers a generous master bedroom with three-piece en-suite, two further double bedrooms, a single bedroom, and a contemporary family bathroom. Outside boasts a landscaped rear garden, private driveway with EV Pod point charger and detached garage. Solar panels make the property energy efficient. The property is in a sought-after development, and in a great catchment area to local 'Good' rated schools, parks, and transport links, this family home has space and style.

Offers In Region Of £450,000

EPC Rating '88 B'





Property Description

HALLWAY

The entrance hallway provides a warm and inviting welcome with stairs to the first floor, built in cupboard storage and leading to lounge, open plan kitchen-diner and downstairs WC.

LOUNGE

16' 5" x 11' 11" (5m x 3.63m) The light and spacious lounge is the perfect space for relaxation, with a limestone feature fireplace with living flame electric fire, it offers a comfortable and inviting atmosphere, ideal for unwinding

OPEN PLAN KITCHEN/DINER

13' 3" x 8' 10" (4.04m x 2.69m)

This stylish open-plan kitchen/dining room is the heart of the home, designed for both everyday family living and entertaining. The contemporary shaker-style Symphony kitchen

Features Smeg double electric oven with pizza stone and four ring gas hob, integrated Bosch fridge, freezer and Smeg dishwasher, along with ample work surfaces and





plenty of storage. The dining space comfortably accommodates a large table for family meals or dinner parties as well as a sofa/casual seating area, making this a versatile space. Sliding French doors lead to the rear garden creating a bright and airy atmosphere that effortlessly blends indoor and outdoor living.

DOWNSTAIRS W.C

Conveniently located off the hallway, the downstairs W.C. is modern and thoughtfully designed, featuring low level wc and washbasin with mixer tap and tiled floor.

UTILITY ROOM

The practical utility room leading from the kitchen, provides stylish base units and work tops to give additional storage. Stainless steel sink drainer and mixer tap, with space for separate washer and dryer. Side door access to driveway.

LANDING

Access to the first-floor bedrooms, family bathroom and loft

MASTER BEDROOM

14' 11" x 11' 11" (4.55m x 3.63m) The generous master bedroom is beautifully appointed and served by a sleek en-suite bathroom. Filled with natural light overlooking the front aspect and Hammonds built in fitted wardrobes providing ample storage.



ENSUITE

Fitted with a three-piece suite comprising walk in tiled double shower cubicle, wash hand basin with mixer tap and low-level W.C. Heated chrome towel radiator, part tiled walls and tiled flooring.



BEDROOM TWO

13' 3" x 9' 3" (4.04m x 2.82m) This well-proportioned large double bedroom offers plenty of space, with fitted wardrobes, overlooking the front aspect.

BEDROOM THREE

10' 10" x 9' 7" (3.3m x 2.92m) Another spacious double bedroom overlooking the rear aspect.

BEDROOM FOUR

9' 1" x 7' 8" (2.77m x 2.34m) A charming single bedroom, ideal for a child's room, guest room, or home office and overlooking the rear aspect.





FAMILY BATHROOM

The family bathroom is thoughtfully designed with a modern three-piece suite, including a bath with overhead shower and shower screen, a washbasin with chrome mixer taps, and a low-level W.C. Part tiled walls and flooring and heated chrome towel radiator.

GARAGE.

18' 7" x 9' 8" (5.66m x 2.95m) The detached garage offers secure, off-street parking with additional storage space, perfect for vehicles, bikes, or tools, with electric remote-controlled garage door.



EXTERNALLY,

The property benefits from a spacious driveway offering space for two cars and a PodPoint Electric Vehicle car charger. Eco features are a benefit to this property with integrated roof solar panels providing electricity.

The landscaped gardens provide a peaceful outdoor retreat, featuring well-maintained lawns and mature shrubs, offering privacy. The outdoor entertaining area is a real highlight of the property, with beautiful, paved patio comprising of an outdoor fire pit with seating area for those summer evenings following a burger or two grilled on the brick-built BBQ. It is a perfect space for family, play and entertaining. The larger than average plot size would easily lend itself to addition of an outdoor office pod or annex. The vendors have purchased the freehold for the property, and it is being offered as such; on original sale all properties were leasehold. Fibre broadband to the door of the property.



LOCATION

Location – Whittle-le-Woods:

Set in the sought-after village of Whittle-le-Woods, this property enjoys a peaceful, semi-rural location with easy access to scenic walks and nearby countryside. The area is well-served by highly regarded local schools, making it ideal for families. Excellent transport links to the M6, M61, and nearby towns such as Chorley and Preston make commuting straightforward, while local shops, parks, and amenities are all within easy reach. Within proximity to leisure facilities including the Middle Brook Retail Park.

MORTGAGES

If you would like a free mortgage consultation our financial adviser will be able to meet with you discuss your requirements and to assess your mortgage capability. You will receive professional and independent mortgage advice along with any other associated services.





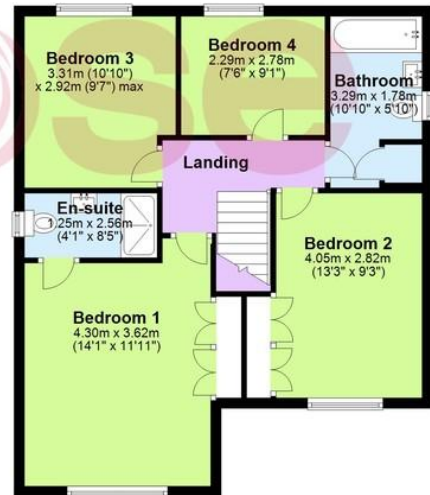
Aerial boundary view for illustrative purposes only



Ground Floor



First Floor



Total area: approx. 142.5 sq. metres (1533.7 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Plan produced using PlanUp.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Redrose
15 Barnes Wallis Way
Buckshaw Village
Chorley
Lancs

www.redrosepm.co.uk
sales@redrose.co.uk
01772 456558

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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