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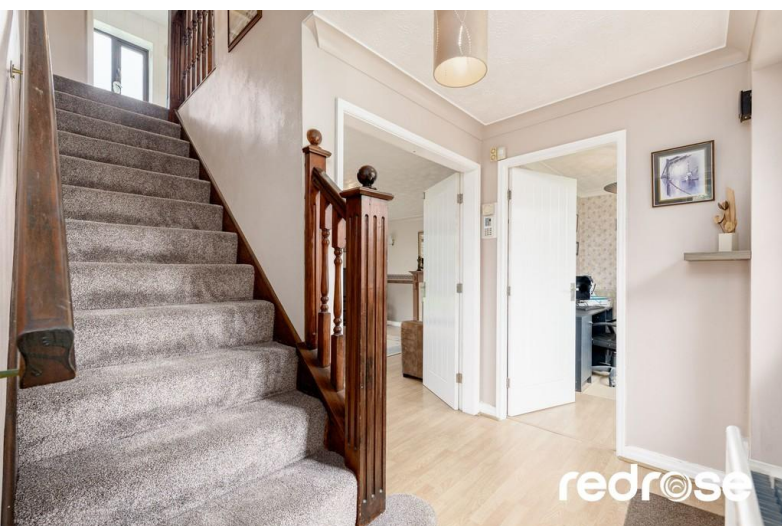
**7 Stamford Drive**

Whittle-le-woods, Chorley, PR6 7HP

Welcome to this executive detached family home, offering four spacious bedrooms. The property features a fitted breakfast kitchen, and separate dining room. Spacious lounge, study/snug and conservatory ideal for both relaxing and entertaining. The master suite benefits from an ensuite, while additional bedrooms provide flexibility for family, guests, or a home office. Outside, you'll find a well-maintained garden and ample parking, all set in a peaceful and sought-after neighbourhood. This home truly combines executive appeal with family-friendly practicality.

**Guide Price £450,000**

EPC Rating 'TBC'







## Property Description

### HALLWAY

Welcoming entrance hall way with stairs rising to the first floor, laminate flooring, double panel radiator and access to the lounge and study.

### STUDY

9' 6" x 7' 0" (2.9m x 2.13m) A welcoming space at the front of the home, the reception room is designed for greeting guests and casual entertaining. It features a double glazed window to the front aspect and radiator setting the tone for the rest of the house.

### LOUNGE

15' 5" x 14' 6" (4.7m x 4.42m) This spacious and comfortable lounge is perfect for everyday living and relaxing with friends or family. The room is light and airy, with plenty of space for sofas and personal touches. A beautiful feature fireplace adds warmth and character, making it a cosy focal point all year round. Double glazed patio leading to the rear garden, double wooden doors leading to the dining room, laminate flooring, double panel







radiator and ceiling coving.

#### DINING ROOM

15' 1" x 8' 8" (4.6m x 2.64m) The dining room offers a warm and welcoming space ideal for both everyday meals and entertaining. There's plenty of room for a family-sized table, with natural light creating an open and relaxed feel. Whether it's a quiet dinner or a lively gathering, the room strikes a nice balance between comfort and style. Laminate flooring, radiator and ceiling coving.

#### CONSERVATORY

15' 6" x 11' 7" (4.72m x 3.53m) The conservatory is a bright and airy space that brings the outdoors in, perfect for relaxing with a coffee or enjoying the garden views year-round. With plenty of natural light and room for seating or even a small dining area, it's a versatile spot that works beautifully in any season. Double glazed windows and French doors to the rear garden. Tiled flooring



#### KITCHEN/BREAKFAST ROOM

14' 4" x 11' 3" (4.37m x 3.43m) A bright and inviting fitted breakfast kitchen, complete with an integrated oven and grill with four ring gas hob and extractor hood and curtesy light overhead. Bowl and half sink with drainer and mixer tap. Part tiled walls, integrated fridge freezer. With ample storage cabinets, generous work surfaces, and for a breakfast bar. it's perfect for casual meals and family gatherings. Two double glazed windows to the side aspect give natural light filling the room, creating a warm and welcoming atmosphere. Radiator.



#### DOWNSTAIRS W.C

A handy two-piece W.C. featuring a toilet and washbasin- perfectly located for guests or everyday convenience. Clean, simple, and easy to maintain. Double glazed frosted window to the side, laminate flooring, radiator and dad rail.

#### UTILITY ROOM

8' 6" x 4' 10" (2.59m x 1.47m) A practical utility room offering extra space for laundry and storage, keeping the main living areas clutter-free. Ideal for housing appliances, with room for cleaning essentials and everyday bits and pieces. Space for washing machine and dryer. Radiator and door to the side aspect and door into the double garage.



#### FIRST FLOOR LANDING

Access to the loft hatch and storage cupboard.





#### MASTER BEDROOM

12' 10" x 12' 1" (3.91m x 3.68m) A spacious and comfortable master bedroom designed as a relaxing retreat. Plenty of room for a large bed and additional furniture, with natural light creating a calm, inviting atmosphere. Perfect for unwinding at the end of the day. Double glazed window to the front aspect, radiator, laminate flooring and wardrobes.

#### ENSUITE

A handy three-piece ensuite bathroom featuring a shower, toilet, and washbasin-providing convenience and privacy right off the master bedroom. Neat, functional, and easy to use. Part tiled walls, tiled flooring, double glazed frosted window to the front aspect and heated chrome towel radiator.



#### BEDROOM TWO

11' 7" x 11' 5" (3.53m x 3.48m) A bright and roomy double bedroom with plenty of space for a large bed and extra furniture. Comfortable and versatile, perfect for relaxing or working from home. Double glazed window to the front aspect, radiator and two built in wardrobes.

#### BEDROOM THREE

12' 0" x 9' 1" (3.66m x 2.77m) A generous bedroom offering plenty of space to create a comfortable and personalized retreat. Filled with natural light, it's perfect for relaxing, sleeping, or adding your own style. Double glazed window to the rear aspect, radiator and laminate flooring.



#### BEDROOM FOUR

A good-sized fourth bedroom that's flexible for use as a guest room, home office, or playroom. Bright and comfortable, with plenty of space to suit your needs. Double glazed window to the rear aspect, radiator.

#### FAMILY BATHROOM

A bright and airy bathroom fitted with a classic white three-piece suite, including a walk in tiled double shower cubicle, a toilet, and a washbasin inset into vanity unit. Part tiled walls, tiled flooring, double glazed frosted window to the rear aspect, heated chrome towel radiator and ceiling recess lighting.

#### DOUBLE GARAGE

A spacious double garage providing plenty of room for two vehicles, plus extra storage space. Perfect for keeping cars safe and secure, with easy access from the driveway.

#### EXTERNALLY

To the front there is a driveway approach providing off road parking leading to the double integral garage. A







pathway leading to the front door and area laid to lawn.

To the rear there is a mature well stocked garden being mainly laid to lawn with plants and shrub borders. Wooden decking area, enclosed fenced boundaries and benefiting from being private and not over looked.

#### LOCATION

Located in the highly sought-after village of Whittle-le-Woods, this property enjoys a peaceful setting while being conveniently close to Chorley town centre and Preston. The village offers a charming mix of rural character and modern amenities, including local shops, schools, and community facilities. Outdoor enthusiasts will appreciate easy access to scenic walking routes along the old Lancaster Canal and nearby green spaces such as Cuerden Valley Park. Excellent transport links via road and rail make commuting straightforward, while the friendly local community and quality leisure options add to the appeal of this desirable location.

#### 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.



GROUND FLOOR  
1297 sq.ft. (120.5 sq.m.) approx.



1ST FLOOR  
927 sq.ft. (86.1 sq.m.) approx.



TOTAL FLOOR AREA : 2223 sq.ft. (206.6 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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