

GUILDHALL

SALES & LETTINGS



31 Nab Wood Drive

, Chorley, PR7 2FG

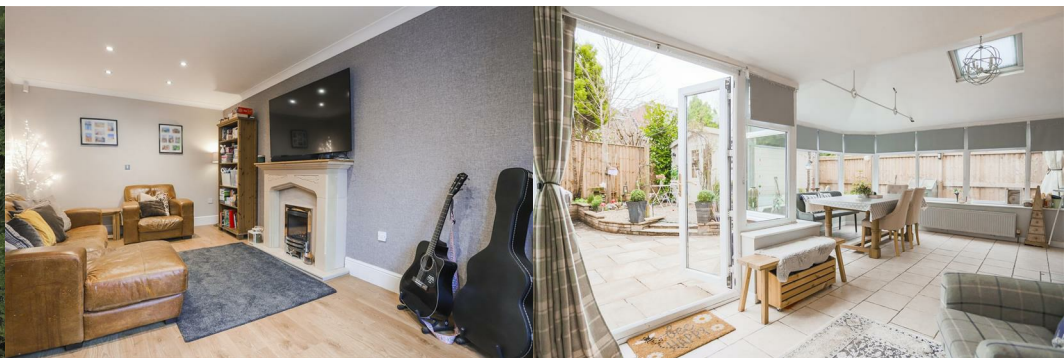
Offers Over £350,000



A BEAUTIFULLY PRESENTED, SPACIOUS DETACHED FAMILY HOME

Guildhall are delighted to welcome to the market this impressive four bedroom detached family home in the sought after area of Chorley. This property boasts spacious interiors throughout and features a stunning open plan kitchen dining area, four good sized bedrooms with the main bedroom featuring an en suite and modern fixtures and fittings. The property stands on sizeable plot with well maintained gardens to the front and rear, a driveway providing parking for two vehicles and a detached single garage. Conveniently located in close proximity to well-regarded schools, local amenities and major motorway links. This home would be perfect for a growing family looking for their forever home.

The property comprises briefly; entrance into a welcoming hallway that houses doors on to the reception room, kitchen/dining area, study and downstairs WC, as well as a staircase to the first floor. The fantastic fitted kitchen/dining area has access to a utility/pantry and French doors leading through to the conservatory. The conservatory has French doors out to the rear garden. The first floor landing has doors on to four generously sized bedrooms, a three piece bathroom and airing cupboard. The main bedroom features an en suite shower room. Externally, to the rear of the property is an enclosed flagged patio with bedding areas and a large



Ground Floor

Entrance Hall 14'2" x 6'3" (4.32m x 1.91m)

Composite double glazed frosted front door, upright central heating radiator, spotlights, coving to ceiling, dado rail, wood effect flooring, doors leading to study, WC, kitchen/dining area, reception room and stairs to first floor.

Reception Room 16'9" x 10'4" (5.11m x 3.15m)

UPVC double glazed bay window, two central heating radiators, spotlights, coving to ceiling, television point, gas fire with decorative surround and wood effect flooring.

Study 7'10" x 5'6" (2.39m x 1.68m)

UPVC double glazed window, central heating radiator, spotlights, wood effect flooring and door to storage.

WC 6'9" x 2'7" (2.08m x 0.81m)

Central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, part tiled elevations and wood effect flooring.

Kitchen/Dining Area 25'11" x 10'11" (7.90m x 3.33m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units, laminate worktops, integrated high rise double oven, four ring gas hob and extractor hood, tiled splashbacks, stainless steel one and a half bowl sink and drainer with mixer tap, integrated dishwasher, breakfast bar, spotlights, coving to ceiling, wood effect flooring, UPVC double glazed French doors to conservatory and door to utility.

Utility 7'6" x 5'6" (2.29m x 1.68m)

Base units, laminate worktops, plumbing for washing machine and dryer, spotlights and wood effect flooring.

Conservatory 20'8" x 13'8" (6.32m x 4.19m)

UPVC double glazed windows, two central heating radiators, Velux window, tiled flooring and UPVC double glazed French doors to rear.

First Floor

Landing

Loft access, spotlights, doors leading to four bedrooms, bathroom and airing cupboard.

Bedroom One 15'1" x 11'6" (4.62m x 3.53m)

Two UPVC double glazed windows, central heating radiator, fitted wardrobes and door to en suite.

En Suite 6'11" x 4'3" (2.11m x 1.30m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower and rinse head, spotlights, part tiled elevations, illuminated mirror and tiled flooring.

Bedroom Two 11'10" x 9'8" (3.63m x 2.95m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three 9'8" x 7'10" (2.97m x 2.41m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bedroom Four 8'7" x 7'10" (2.64m x 2.41m)

UPVC double glazed window and central heating radiator.

Bathroom 6'9" x 5'1" (2.06m x 1.57m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, tiled panel double bath with mixer tap, spotlights, fully tiled elevations, shaving point and tiled flooring.

Exterior

Rear

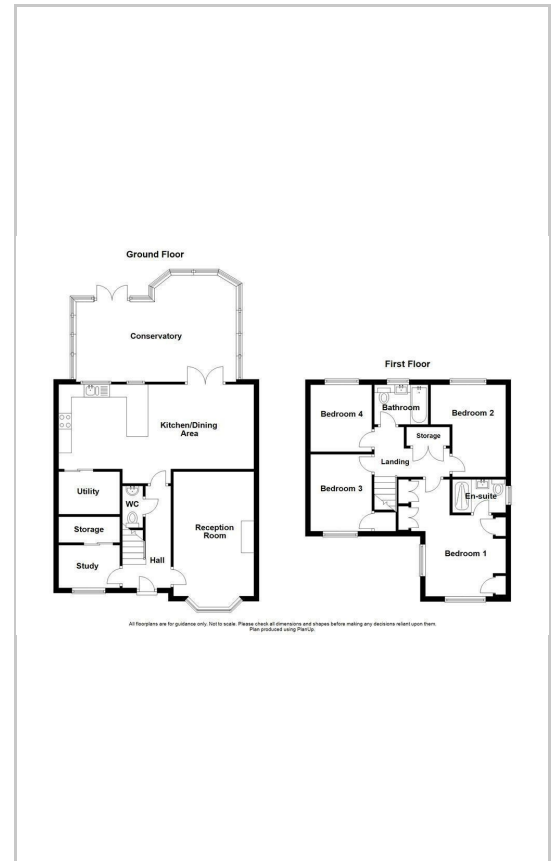
Enclosed garden with flagged patio, bedding areas and shed.

Front

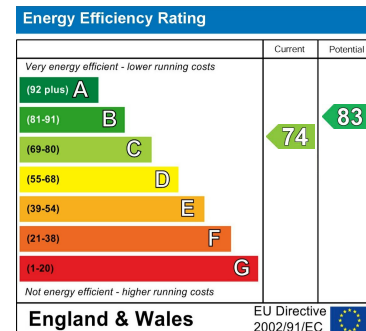
Area Map



Floor Plans



Energy Efficiency Graph



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