



Berry Avenue, Whittle-Le-Woods,

£350,000



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Berry Avenue, Whittle-Le-Woods, Chorley, Lancashire

£350,000

If you are looking for a new four bedroom house that is designed with both practicality and style at its core, then The Cambridge is sure to impress. The property is filled with all of the latest features that the modern family could need, while the contemporary, elegant interiors mean you can enjoy them in luxury. A marvelous en-suite to the master bedroom, generous garage, and separate utility and cloak rooms are just some of details that make evident the careful thought that has gone into the design of the property. From the open plan family area, to the sophistication and sanctuary of the lounge, The Cambridge offers a superb balance between family life and personal space. Nestled within a desirable modern development of similar high calibre detached homes, just off Dunham Drive in Whittle Le Woods, this home offers easy access to Buckshaw Village and the Parkway Railway station, Chorley Town Centre, locally well regarded schooling, amenities and commuter links - the M61 motorway is just a short drive away. If you long for an executive home at a reasonable price, then look no further than this charming property, call today to arrange your viewing. EPC Grade E

GROUND FLOOR

ENTRANCE HALLWAY

Main entrance to property. Stairs to first floor. Doors leading to lounge, kitchen/family area and Cloakroom/WC. Central heating radiator.

LOUNGE

5.03m x 3.60m (16'6" x 11'10")

Lovely space. Central heating radiator. UPVC double glazed window to the front aspect.

KITCHEN / FAMILY ROOM

7.64m x 4.83m (25'1" x 15'10")

The room that really sells this house. Wonderful open plan space with access out to a private garden. Bespoke tiled flooring flows through. Central heating radiator. UPVC door to rear garden. Kitchen area has an array of modern and high end fitted wall and base units with contrasting work surfaces. with integrated hob, oven and extractor hood and dishwasher. UPVC double glazed window to the rear aspect.

UTILITY AREA

1.94m x 1.74m (6'4" x 5'9")

Plumbed for washing machine and dryer. fitted base units and work surface. Boiler is located here mounted on the wall. Access through a double glazed door to aside of house.

CLOAKROOM/WC

Modern two piece suite comprising, wash hand basin. WC. UPVC double glazed window to the front aspect. Part tiled walls.

FIRST FLOOR

BEDROOM 1

4.70m x 4.28m (15'5" x 14'0")

Master room with built in howdens built in wardrobes. Central heating radiator. UPVC double glazed window to the front aspect.

EN-SUITE SHOWER ROOM

Modern three piece suite comprising, step in double shower. Wash hand basin. Tiled walls and flooring. heated towel rail. WC. UPVC double glazed window to the side aspect.

BEDROOM 2

4.04m x 2.82m (13'3" x 9'3")

Another good sized room with built in wardrobes. Central heating radiator. UPVC double glazed window to the front aspect.

BEDROOM 3

3.38m x 2.95m (11'1" x 9'8")

A further double room with central heated radiator. UPVC double glazed window to the front aspect.

BEDROOM 4

2.75m x 2.30m (9'0" x 7'7")

A final double room with central heating radiator UPVC double glazed window to the front aspect.

BATHROOM

3.29m x 1.76m (10'9" x 5'9")

Modern three piece suite comprising paneled bath with over head shower. WC, Wash hand basin. Tiled walls. Heated towel rail. UPVC double glazed window to the rear aspect.

EXTERNAL

To the rear a private and enclosed rear garden that benefits from the sun. Laid to lawn area and patio area combined with shrub boarder make this garden a nice family area t relax and play. To the side a driveway leading to a single detached garage with power. Finally to the front a further lawn area and paved area leading to the main door complete this beautiful home.

FLOORPLAN

Reeds Rains Mortgage Advice

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

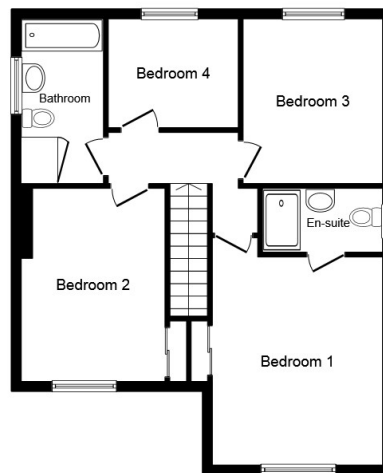
Measurements are approximate. Not to Scale. For Illustrative purposes only



For full EPC please contact the branch



Ground Floor



First Floor

Total floor area 130.0 sq. m. (1,399 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

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