

FOR SALE

1, Chapel Fold, Whittle-Le-Woods, PR6 7YB



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Exceptional five bed detached family home located on a small, gated exclusive development.



- Exceptional new build family home
- Small exclusive gated development
- Superb sized & versatile accommodation
- Stunning fitted kitchen with integral appliances
- Five excellent sized bedrooms
- Family bathroom plus two en-suite bathrooms
- Amazing gardens / large drive / double garage
- 2587 SQ. FT.

This is a rare and exceptional opportunity to purchase an individually designed & built detached home located on a gated, exclusive development sat on the borders of Cuerden Vally Park in Whittle-Le-Woods. Chapel Fold is finished to an exceptionally high standard & has been cleverly designed to offer spacious & versatile accommodation. The property sits on a large corner plot with amazing, private landscaped gardens all surrounded by some amazing countryside. It also boasts access to local amenities, Chorley with its bus & train station, schools for all ages, countryside walks from the doorstep & is close to several major motorway networks. Internally the impeccably finished accommodation is set over two floors offering just shy of 2600 square feet of well-designed space. On entering the property, the feeling of space & quality hits you straight away with its lovely, warm flooring & modern décor in the spacious entrance hallway, cloak room wc & then into the formal lounge located to the front with bay window & feature stove fire. A door then leads into a cleverly designed dining room which can also be accessed via the open plan family room to the rear with bi-folding doors out onto the gardens. Another door leads through into the impressive kitchen / dining / family room which is the real heart of the home. The kitchen has been finished with modern units, stunning worktops along with a range of top spec appliances. You access the utility room from the kitchen area & then through into the integral double garage with electric door, the garage is currently being used as a home gym but has many other possible uses. On the first floor the feeling of space continues on the light & airy landing area which gives access to a large master double suite benefitting from walk in wardrobe & modern fitted en-suite, a second large double bedroom again fitted with its own modern en-suite, two further double bedrooms, a fifth smaller double bedroom & then a modern family bathroom comprising of wc, sink unit, contemporary style bath & a separate shower unit. Externally Chapel Fold has a large block paved driveway providing off road parking for several cars along with access to the integral double garage. The large rear, private gardens are truly stunning & add another room to this already amazing home. They have been cleverly landscaped and include a faux lawn which looks superb all year round, pergola's, outside covered bar & dining with heating & patio areas all of which are not overlooked. Internal inspection is highly recommended to truly appreciate the properties size, it's amazing finish & desirable location.





TOTAL FLOOR AREA : 2587 sq.ft. (240.3 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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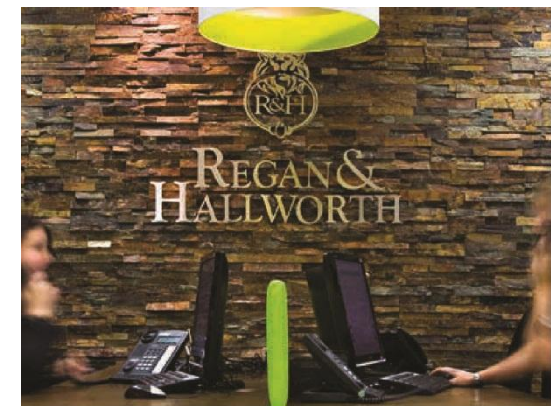
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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