



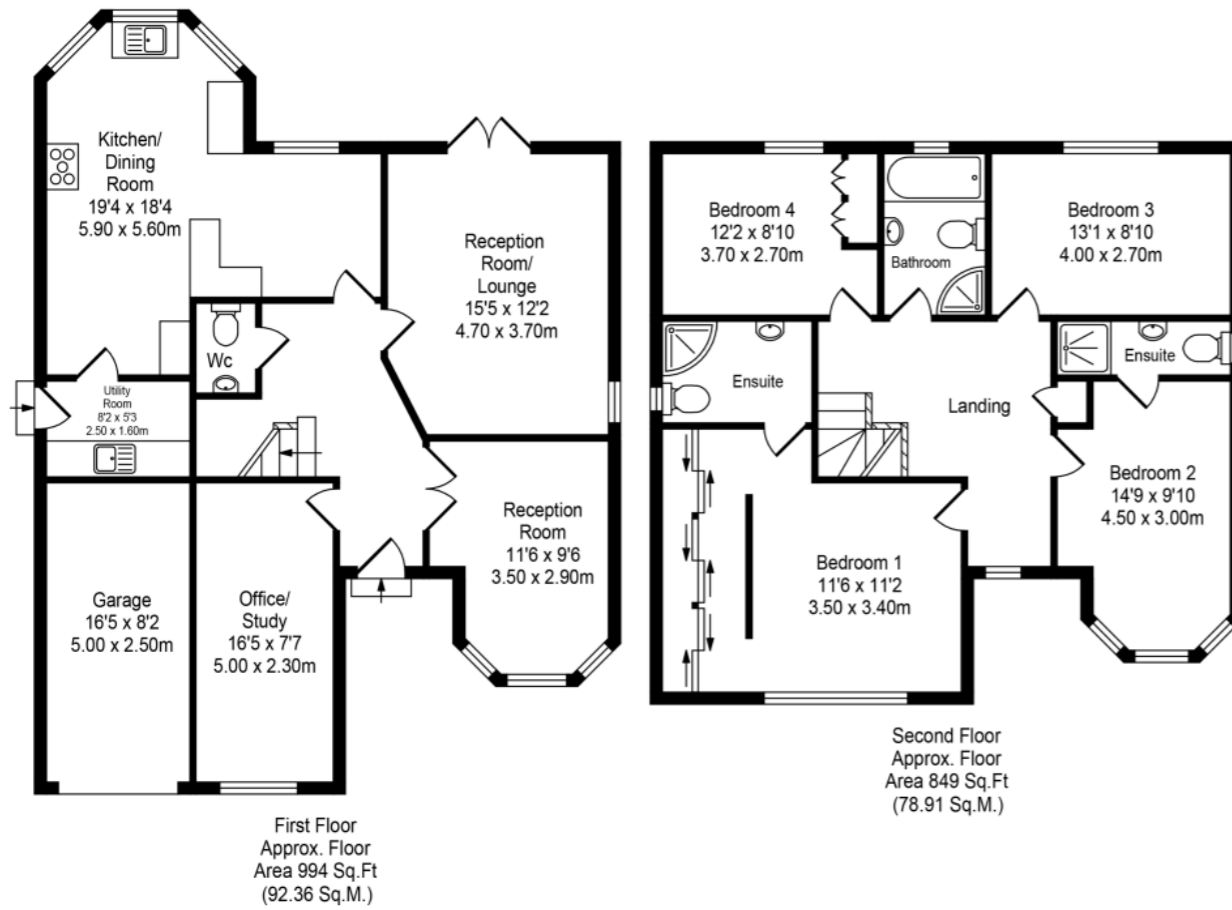
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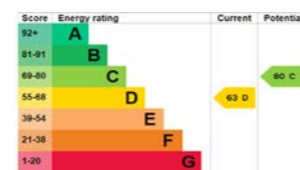
Total Approx. Floor Area 1844 Sq.ft. (171.27 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Freehold
Council Tax Band: E

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



THE LUXURY PROPERTY SPECIALISTS

Farm House Close, Chorley
Offers Over £489,995

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Located in the charming and highly sought-after neighborhood of Whittle le Woods, this contemporary detached home is part of a small development and the area is well regarded and is very much sought after.

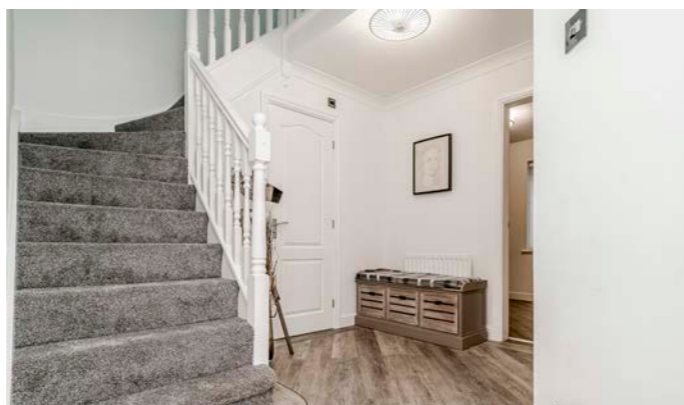
One enters into a beautifully presented and light-filled entrance hallway which leads to a handy W/C, a useful well equipped office/playroom, a dining room which is a flexible room and a cosy lounge with log burner and French doors opening to the rear garden. Further down the hallway is the true standout feature with the kitchen/dining/family room at the rear, equipped with high-quality units, stylish worksurfaces and top-of-the-line integrated appliances, making it the perfect space for both relaxation and entertainment. Featuring light grey-coloured wall, base, and larder units and a breakfast bar, complemented by quartz worktops. The spacious dining area seamlessly transitions into a sumptuous seating area that provides excellent views blurring the lines between indoor and outdoor living. Adjacent to the kitchen is a well-equipped utility room which provides convenience for daily chores.

Upstairs, the first floor of the home boasts four bedrooms, with the master bedroom offering generous space, fitted wardrobes, and an ensuite shower room designed with impeccable coordination. The second bedroom also benefits from an ensuite and the additional bedrooms comfortably accommodate double beds. There is a four piece family bathroom suite which includes a standalone shower cubicle.

Externally, the property presents a charming front garden with manicured lawns and shrub borders, alongside a good sized driveway and garage. The rear of the home has been landscaped and features a spacious decking area, a lush lawned garden with a seating area, all surrounded by fencing with trees and shrubs for privacy to create a private and serene outdoor oasis.

The location is desirable with a village atmosphere, but offers close proximity to amenities and excellent transport links, including easy access to the M61 motorway. The nearby town center of Chorley and Buckshaw Village provide a range of shops, bars, and restaurants, making it convenient for residents to enjoy a vibrant lifestyle with access to essential services and entertainment options. Additionally, the presence of a railway station ensures convenient connectivity to other major commercial centers.

Viewing highly recommended.





KEY FEATURES

- Modern Corner Plot Detached Property
- Four Bedrooms Two with Ensuite Facilities
- Circa 1844 Square Feet
- Beautifully Decorated Throughout
- Stunning Kitchen Diner
- Ample Driveway Parking
- Garage
- Good Sized Rear Garden
- Sought After Location







