



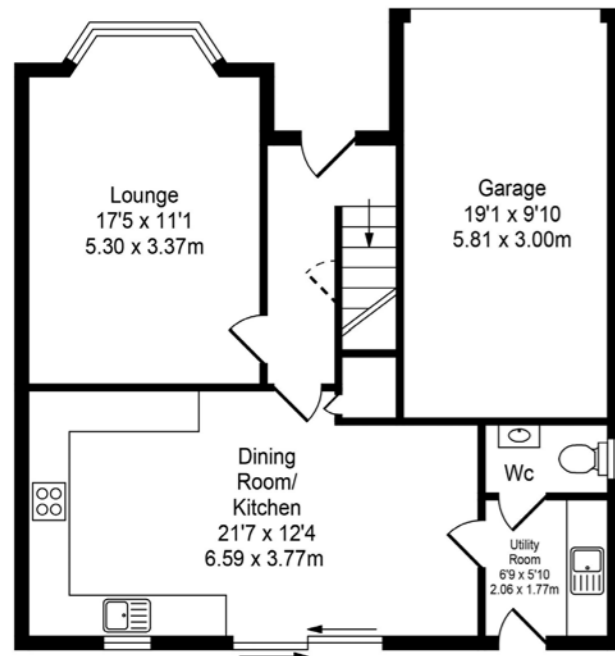
Ormskirk: 01695 570102
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Chorley: 01257 241173

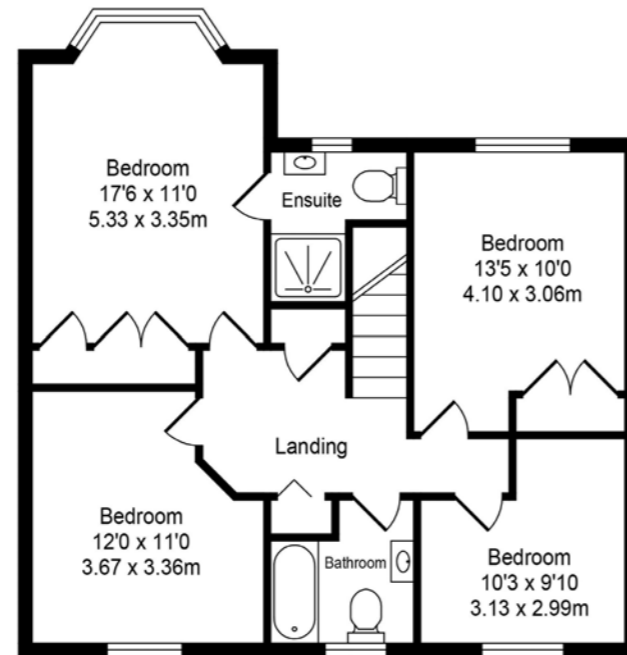
ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 1499 Sq.ft. (139.22 Sq.M.)

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



Approx. Floor Area 765 Sq.Ft (71.08 Sq.M.)



Approx. Floor Area 733 Sq.Ft (68.14 Sq.M.)



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

THE LUXURY PROPERTY SPECIALISTS

Magill Close, Whittle-Le-Woods



The stunning detached home in this sought-after development embodies a minimalist aesthetic that is both elegant and sophisticated. From the clean lines of the exterior to the sleek finishes inside, every aspect of this home exudes a sense of simplicity and refinement.

Upon entering the home, you are greeted by a welcoming hallway that sets the tone for the design throughout. The spacious lounge is a serene oasis, with neutral decor that create a sense of calm and tranquility. The modern kitchen/diner/family room is fitted with high-quality units and appliances that are as functional as they are stylish.

The bedrooms continue the minimalist theme, with clean lines and uncluttered spaces that promote rest and relaxation. The master bedroom, with its en-suite shower, offers a touch of luxury within the design, creating a serene retreat for homeowners. The family bathroom maintains clean lines with modern fixtures and finishes that add a touch of sophistication to the space.

Outside, the well-maintained rear garden has a paved patio seating area, a lawned area and elegant plantings that enhance the outdoor space. The driveway and large single garage provide ample parking and storage, ensuring that the uncluttered spaces of the home extend to the exterior as well.

The property is ideally located at the end of a cul-de-sac, offering picturesque views of open fields and nestled along a charming tree-lined close. This quiet and private plot provides a serene and tranquil setting, creating a peaceful atmosphere for residents to enjoy. The secluded location adds to the appeal of the property, offering a sense of privacy and a connection to nature with the beautiful surroundings enhancing the overall living experience.

In conclusion, this stunning home combines both elegance and simplicity to create a space that is both beautiful and functional, a true haven for anyone seeking a minimalist aesthetic in their living space.





KEY FEATURES

- Attractive Detached Home
- Sought After Development
- Four Bedrooms with Ensuite to Master
- Circa 1499 Square Feet
- Spacious Kitchen Diner
- Stunning Rear Garden
- Ample Driveway Parking
- Single Garage
- Popular Location
- Countryside Views





