



Kem Mill Lane, Whittle-Le-Woods, Chorley

Offers Over £684,995

Ben Rose Estate Agents are pleased to present to market this beautiful, bespoke four-bedroom property situated on a prestigious development of only six homes in the highly sought-after area of Whittle-Le-Woods. This stunning family home offers generous indoor and outdoor living spaces while benefiting from picturesque woodland views to the front. Located near to Cuerden Valley Park with direct access from the home, the property also provides a perfect balance of nature and convenience, being just a short drive from Chorley town centre. Local schools, such as Whittle-Le-Woods Primary School, are within walking distance, and excellent travel links are accessible via local bus routes and the nearby M6, M61, and M65 motorways.

Upon entering the home, you are welcomed into a spacious reception hall with access to a conveniently placed WC. From here, the beautifully presented front lounge features a stylish media wall, perfect for relaxation and entertainment. The heart of the home is the expansive open-plan kitchen/diner/breakfast room. This modern SieMatic kitchen is equipped with top-of-the-range integrated appliances, including a full-sized floor to ceiling fridge, dual ovens, an induction hob with a built-in extractor, a wine cooler, and a central island with a breakfast bar that seats three. The kitchen opens into a bright reception/dining space, enhanced by large bi-folding doors that lead out to the rear garden, perfect for social gatherings or entertaining. Off the kitchen, a matching utility room provides additional functionality and includes a full sized freezer and also internal access to the garage. Throughout the ground floor, sound-dampening flooring ensures a quiet and peaceful living environment for all family members and guests.

Moving upstairs, the open landing leads to four generously sized double bedrooms. The master suite impresses with a dressing area, a modern ensuite bathroom, and a charming Juliette balcony, offering a tranquil retreat. The remaining bedrooms are equally well-proportioned, perfect for a growing family. The boutique-style family bathroom features a luxurious four-piece suite, complete with a double shower and a freestanding bath, adding a touch of elegance to the home.

The property also benefits from having underfloor heating throughout.

Externally, the property boasts a driveway with ample space for up to four cars, leading to the double integrated garage with an electric roller shutter door for convenience. To the rear, the generous garden provides a low-maintenance outdoor space, featuring a well-kept lawn and a patio area perfect for entertaining or relaxing. This home offers a perfect blend of luxury, comfort, and practicality, making it an ideal choice for family living.



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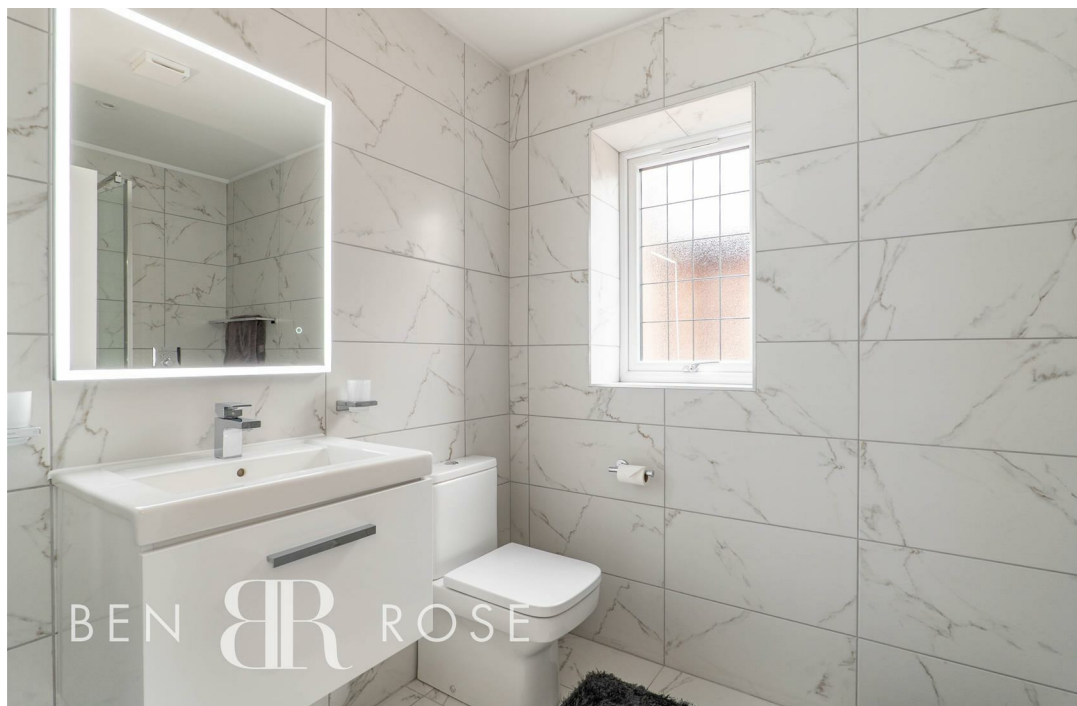
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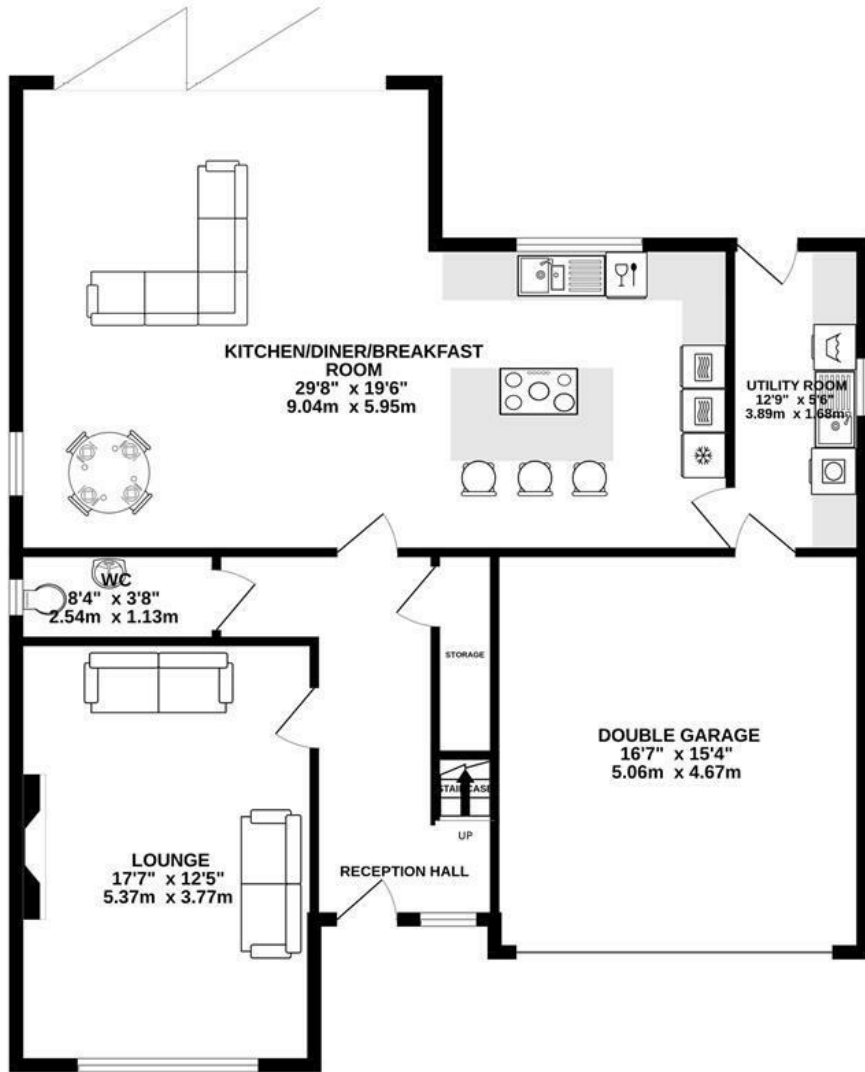
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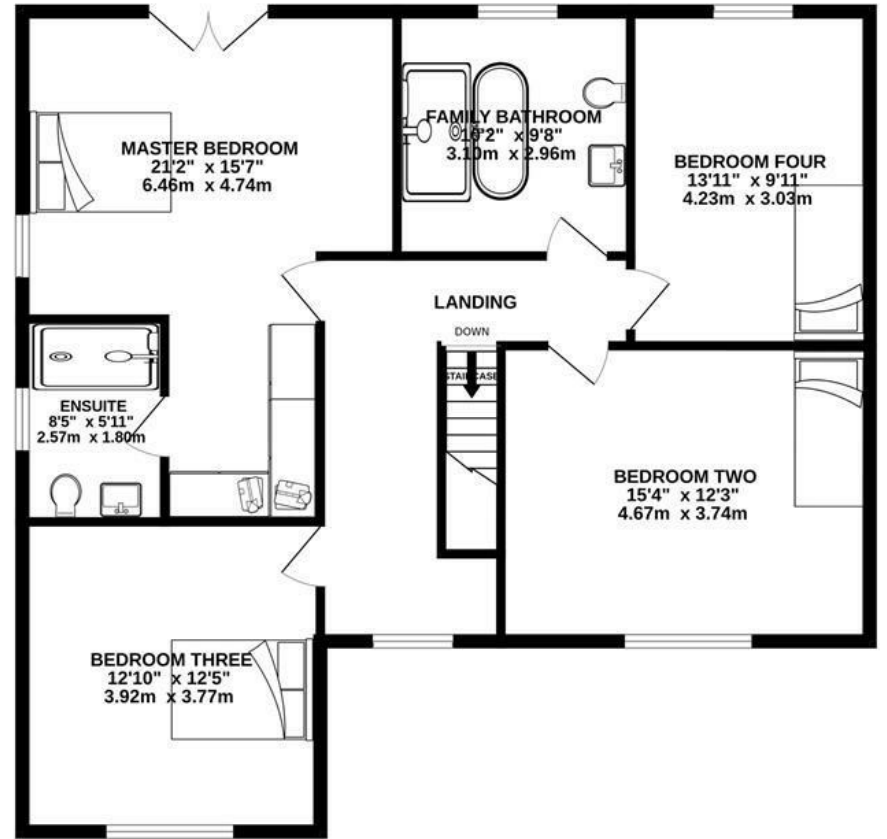
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GROUND FLOOR
1193 sq.ft. (110.9 sq.m.) approx.



1ST FLOOR
1019 sq.ft. (94.6 sq.m.) approx.

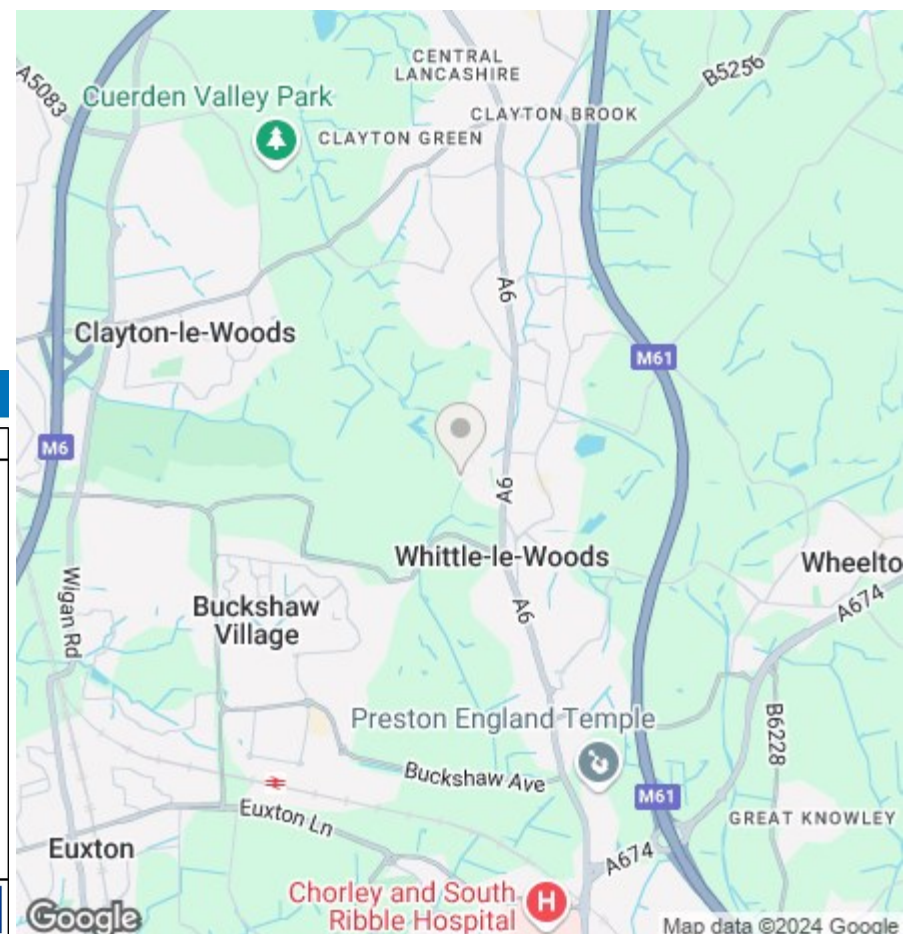


TOTAL FLOOR AREA : 2212 sq.ft. (205.5 sq.m.) approx.

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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs	96	97
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	