

FOR SALE

5, Whitefield Close, Rufford, L40 1US

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



5, Whitefield Close, Rufford, L40 1US

Spacious, Stylish & Designed for Modern Family Living

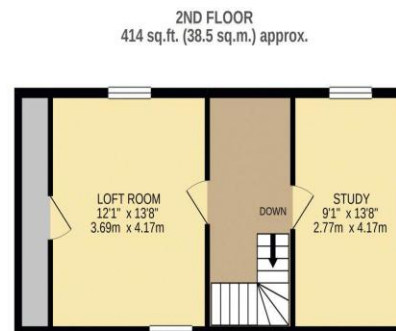
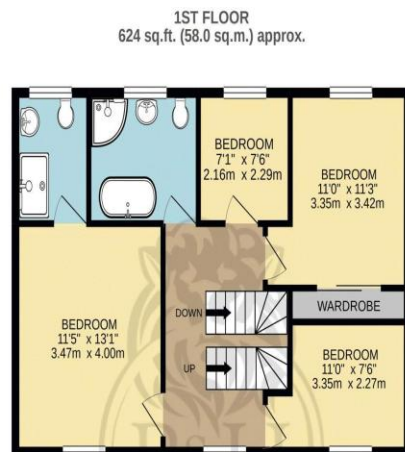


- Exceptional one-of-a-kind family home
- Playroom / 5th bedroom
- Kitchen with dining/family room & bi-folds
- Prime semi-rural village location
- Four bedrooms plus two attic rooms
- Garage and ample off road parking
- Generous landscaped garden plot
- 2031 SQ.FT.

Offering an impressive 2,031 square feet of beautifully presented accommodation, this exceptional executive detached family home has been thoughtfully enhanced over recent years to create a property that effortlessly combines generous living space with contemporary style. Occupying a generous plot within the highly sought-after Whitefield Close in the picturesque rural village of Rufford, this is a home perfectly suited to growing families seeking both space and an enviable village lifestyle. From the moment you step inside, the quality of presentation is immediately apparent. A welcoming entrance hallway sets the tone, complemented by a stylish cloakroom/WC and a striking contemporary staircase featuring upgraded balustrades and spindles. Throughout the home, tasteful neutral décor and an abundance of natural light create an elegant yet welcoming atmosphere. The ground floor has been designed with modern family living in mind. A spacious 20ft principal lounge provides the perfect setting for relaxing evenings, whilst the superb open-plan layout flows seamlessly into a stylish fitted kitchen, complete with integrated appliances, feature spot lighting and ample storage. The kitchen flows naturally into the impressive dining and family room, where sleek bi-folding doors open directly onto the rear garden, creating a wonderful space for entertaining or enjoying everyday family life. Further versatility is provided by an additional reception room, currently utilised as a playroom but equally suited as a home office, snug or potential fifth ground floor bedroom, adapting effortlessly to changing family needs. The first floor continues to impress with four generously proportioned bedrooms, including a superb principal suite with a stylish en-suite shower room. The luxurious principal family bathroom is beautifully appointed with elegant full-height tiling and four-piece suite featuring a freestanding bath. A further staircase rises to the professionally converted loft, providing two valuable additional rooms currently utilised as a study and loft room. Outside, the property is equally impressive. Beautifully landscaped gardens surround the home, with the rear garden being particularly private, mature and generously proportioned. A double-width resin driveway and additional hard standing providing ample off-road parking and leads to the integral garage, whilst modern uPVC double glazing and an efficient gas central heating system ensure comfort and practicality throughout.







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TOTAL FLOOR AREA : 2031 sq.ft. (188.7 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 endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.

Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further 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 for you.

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