



## Bluebell Close, Whittle-Le-Woods, Chorley

**Offers Over £424,995**

Ben Rose Estate Agents are pleased to present to market this beautifully finished four bedroom detached family home, set within the highly sought-after area of Whittle-le-Woods, Chorley. Modern throughout and ready to move straight into, this impressive property offers generous living accommodation, versatile spaces and high-quality finishes that will suit growing families perfectly. Whittle-le-Woods remains a firm favourite with families thanks to its peaceful residential setting, excellent local schools and convenient access to everyday amenities. There are a range of shops, supermarkets, cafés and leisure facilities nearby, while Chorley town centre is just a short drive away. For commuters, the property benefits from easy access to the M61 and M65 motorways, providing direct routes to Preston, Bolton and Manchester, while Chorley train station offers regular rail services across the region.

Stepping into the home, you are welcomed by a bright entrance hall that sets the tone for the rest of the property. To the front, the inviting lounge is beautifully presented and enhanced by a bay window fitted with California shutters, allowing natural light to pour in, alongside a feature fireplace that creates a cosy focal point. Moving through, the second living room provides an additional and highly versatile seating space, ideal for family evenings or entertaining guests, and flows into the converted garage. This adaptable room offers fantastic flexibility, whether used as a playroom, guest bedroom or home office, and also benefits from a secondary space that allows it to double as a second utility area if required. To the rear, the heart of the home is the impressive kitchen, flooded with natural light and finished with contemporary cabinetry complete with feature lighting. Integrated appliances, including a wine cooler, and further complemented by a breakfast bar and a snug area, creating a sociable and practical environment for modern family life. The kitchen continues through to a separate utility room and a convenient ground floor WC, completing the well-designed ground floor layout.

Heading upstairs, the spacious landing leads to four generously sized double bedrooms, offering ample space for family living. Two of the bedrooms, including the master, benefit from built-in wardrobes, providing excellent storage solutions. The master bedroom also enjoys the added luxury of a private en suite shower room. A well-appointed family bathroom serves the remaining bedrooms. Additional benefits include a partially boarded loft with lighting, offering further storage potential, and Hive central heating, ensuring comfort and efficiency throughout the home.

Externally, the property continues to impress. To the front, a substantial driveway provides off-road parking for up to six vehicles, complemented by a well-maintained lawn and mature bushes that enhance the home's kerb appeal. The rear garden has been thoughtfully landscaped into a two-tiered space, offering ample room for outdoor furniture and entertaining, along with a good-sized lawn bordered by mature flower beds and shrubs. A charming summer house and separate shed provide additional storage and lifestyle options, while access to the converted garage space adds further practicality. This is a superb opportunity to acquire a spacious, modern and versatile family home in one of Chorley's most desirable locations.



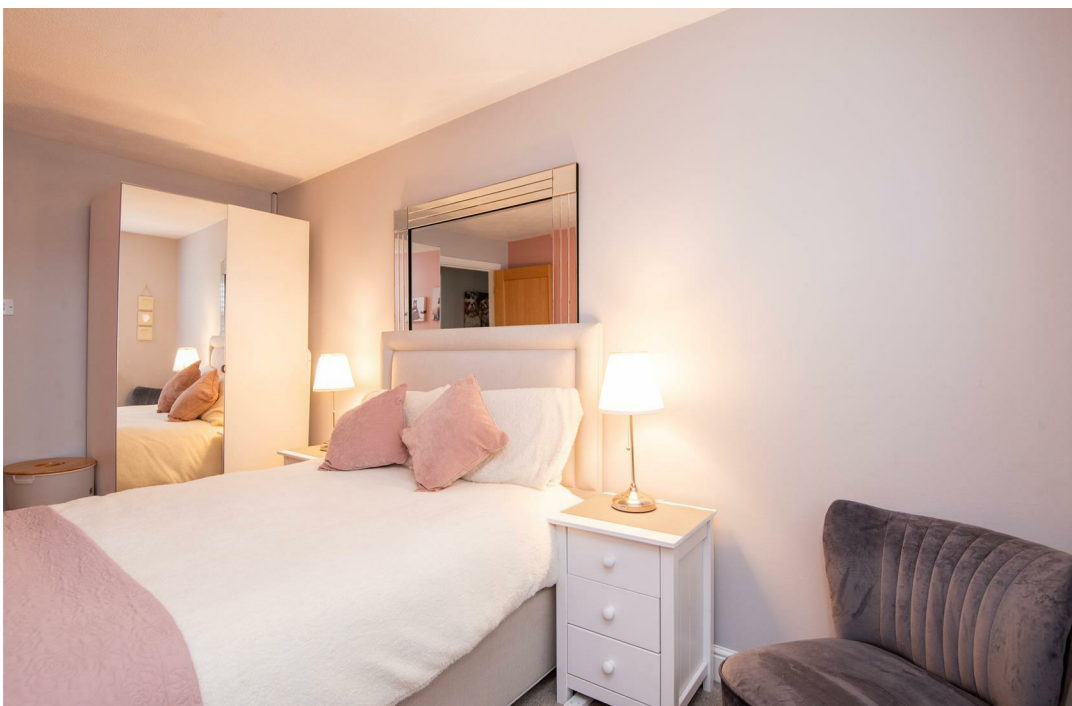












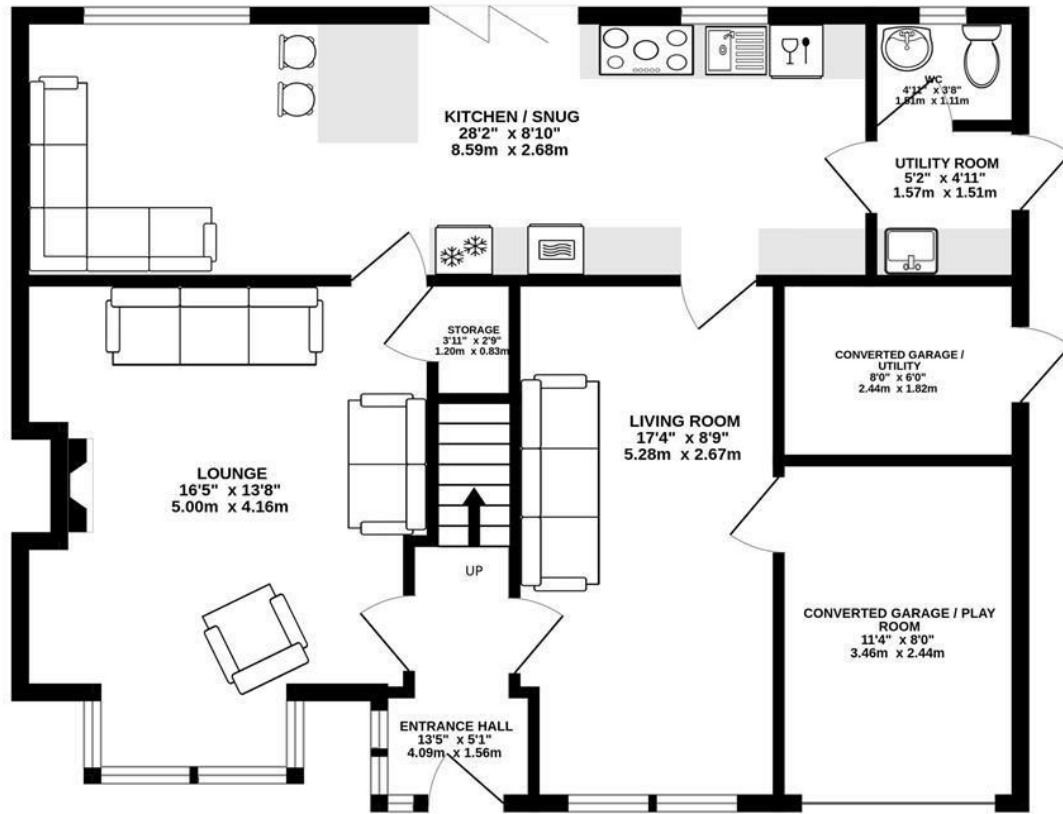




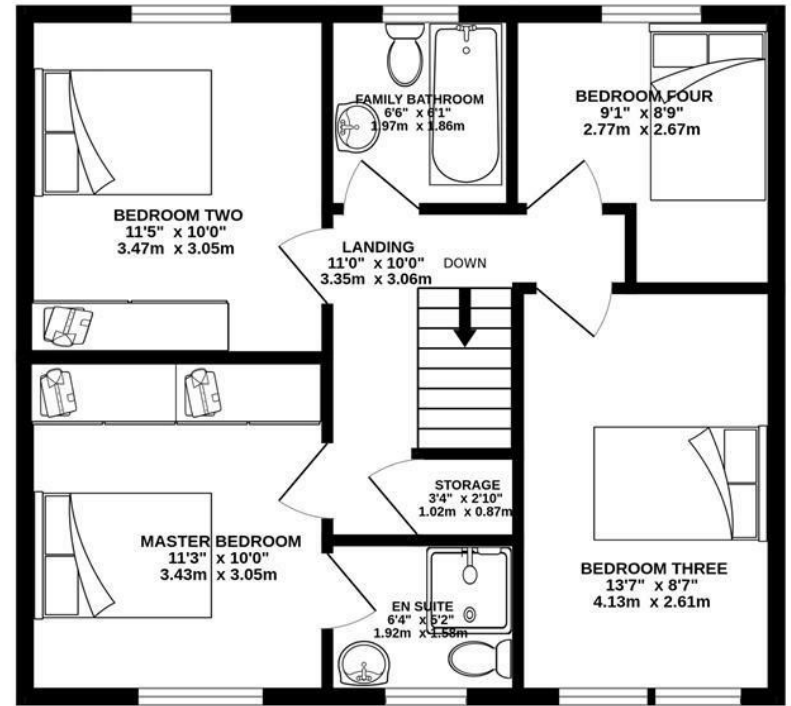


# BEN ROSE

GROUND FLOOR  
833 sq.ft. (77.4 sq.m.) approx.



1ST FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 1396 sq.ft. (129.7 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 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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

