



Delph Way, Whittle-Le-Woods, Chorley

Offers Over £419,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached family home, situated within a quiet and highly sought-after cul-de-sac in the desirable village of Whittle-le-Woods. Finished to a high standard throughout and boasting modern features, generous living accommodation and a wonderful south-facing rear garden, this property is perfectly suited to growing families looking for a home ready to move straight into. Whittle-le-Woods remains one of Chorley's most popular residential locations thanks to its excellent local amenities, highly regarded schools and convenient transport links. Residents benefit from easy access to nearby supermarkets, shops, cafés and leisure facilities, whilst both Chorley and Buckshaw Village train stations provide direct rail services to Manchester, Preston and beyond. The M61, M6 and M65 motorway networks are also within easy reach, making this an ideal location for commuters.

Stepping into the home, you are welcomed by an inviting entrance hall that provides access to all ground floor accommodation. To the front of the property is the generously sized lounge, a bright and stylish reception room featuring a beautiful bay window that floods the space with natural light, alongside an attractive media wall with a unique fireplace creating a cosy focal point. To the rear of the home is the impressive open-plan kitchen and dining room, undoubtedly the heart of the property. The contemporary kitchen is fitted with an array of integrated appliances and centred around a striking island with breakfast bar seating, whilst there is ample room for a family-sized dining table. Trifold doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living. Just off the kitchen is a versatile utility room that currently doubles as a home office, complete with additional cabinetry, further integrated appliances including a wine cooler and a built-in desk. Completing the ground floor is a convenient WC and staircase leading to the first floor.

To the first floor, the spacious landing provides access to four well-proportioned bedrooms and the family bathroom. All four bedrooms offer excellent accommodation, with the fourth bedroom lending itself perfectly to use as a nursery, children's bedroom or home office. Both the master and second bedroom benefit from fitted wardrobes and their own private en-suite shower rooms. The master bedroom is particularly impressive, with the en-suite recently being fitted and has stylish finishes and feature lighting that adds a luxurious touch. Serving the remaining bedrooms is the modern family bathroom, equally well presented and fitted with a contemporary suite.

Externally, the property enjoys an enviable position within this quiet cul-de-sac and is approached via a driveway providing off-road parking for multiple vehicles. To the rear is a beautifully maintained, south-facing garden, offering an excellent space for both relaxing and entertaining. A large paved patio provides the perfect setting for outdoor furniture and summer gatherings, whilst steps lead down to a well-kept lawn enclosed by fencing for additional privacy. Offering stylish and versatile family living in a highly desirable location, with the added potential for much of the furniture to be included within the sale, this exceptional home is ready for its next owners to move straight in and enjoy.















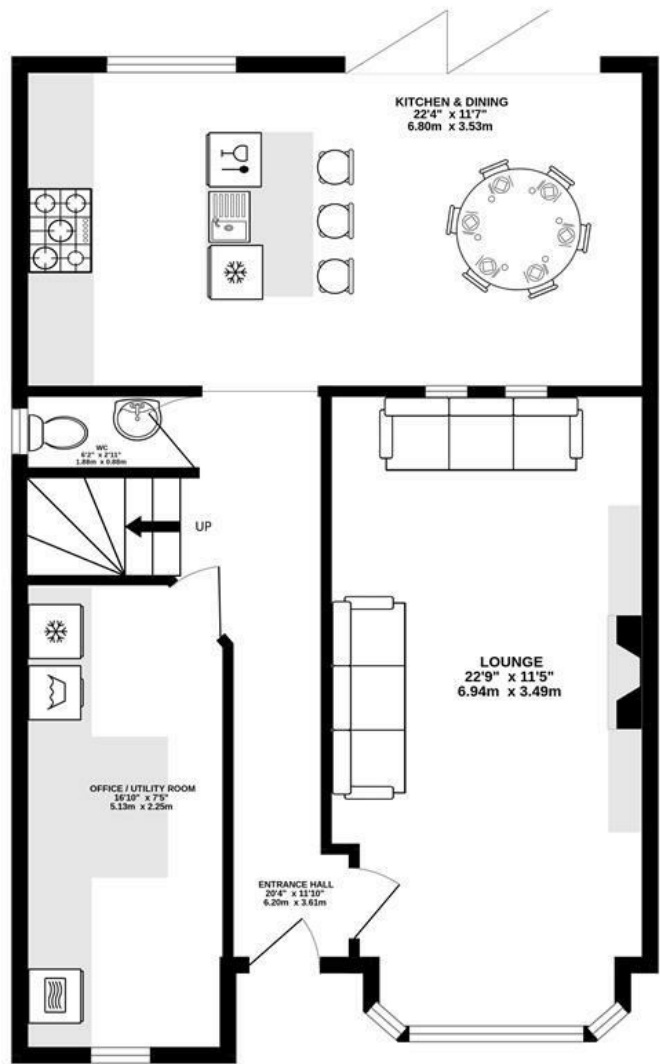




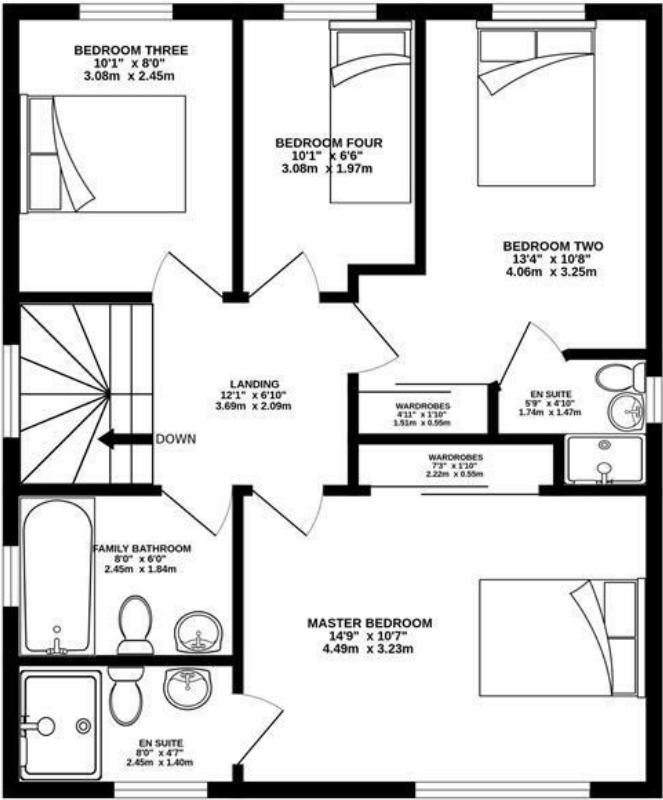


BEN ROSE

GROUND FLOOR
751 sq.ft. (69.8 sq.m.) approx.



1ST FLOOR
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 1379 sq.ft. (128.1 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	78
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	

