



Nab Wood Drive, Chorley

PR7 2FG

In Excess of £325,000



Fabulous four bedroom detached property on a corner plot with delightful rear garden in a popular and sought after residential location and, with one careful owner from new, this spacious family home is available with no upward chain. To the front the block paviour driveway can accommodate several vehicles and leads to the main entrance. Step into the hallway with cloakroom comprising wash hand basin and wc. To the front is a spacious lounge whilst to the rear is the heart of the house. With a snug area having bifold doors opening to the garden, dining area and kitchen comprising a range of wall and base units with double electric oven and grill, refrigerator and freezer, washing machine, dishwasher, electric hob and breakfast bar this is a fabulous family room. Step outside into the south east facing garden with Indian stone terrace, raised lawn bordered by mature shrubs and elevated decking with water feature being the perfect place to relax and entertain at the end of the day. Back inside stairs lead to the first floor landing with storage and ladder access to the boarded loft. Bedroom one has fitted wardrobes, views over to the Yarrow Valley and en suite comprising wc, wash hand basin on floating vanity unit, fully tiled flooring and elevations, rainfall shower in cubicle and ladder heated towel rail. Bedroom two is another double with bedrooms three and four being very comfortable singles. The bathroom comprises fully tiled flooring and elevations, bath with shower attachment ladder heated towel rail, wc, and wash hand basin on floating vanity unit.



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Council Tax band: D

Tenure: Leasehold

- Corner plot
- Four bedrooms
- Delightful rear garden
- Lovely family room
- Video tour
- No upward chain



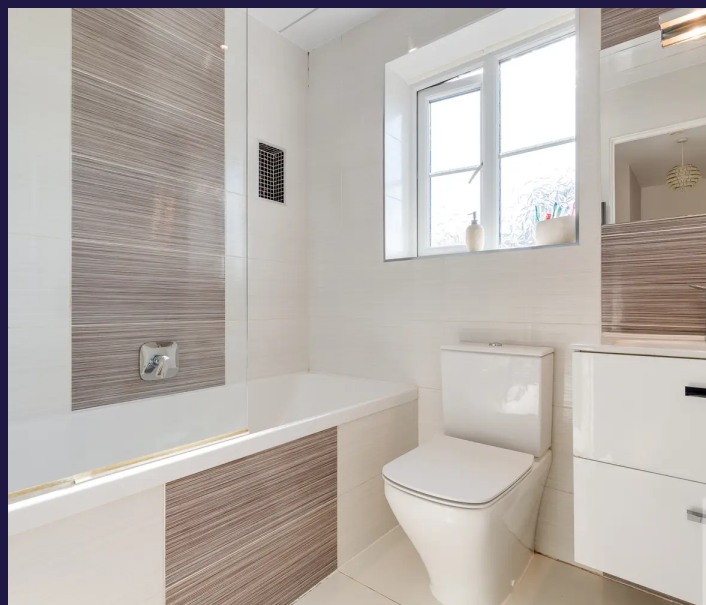
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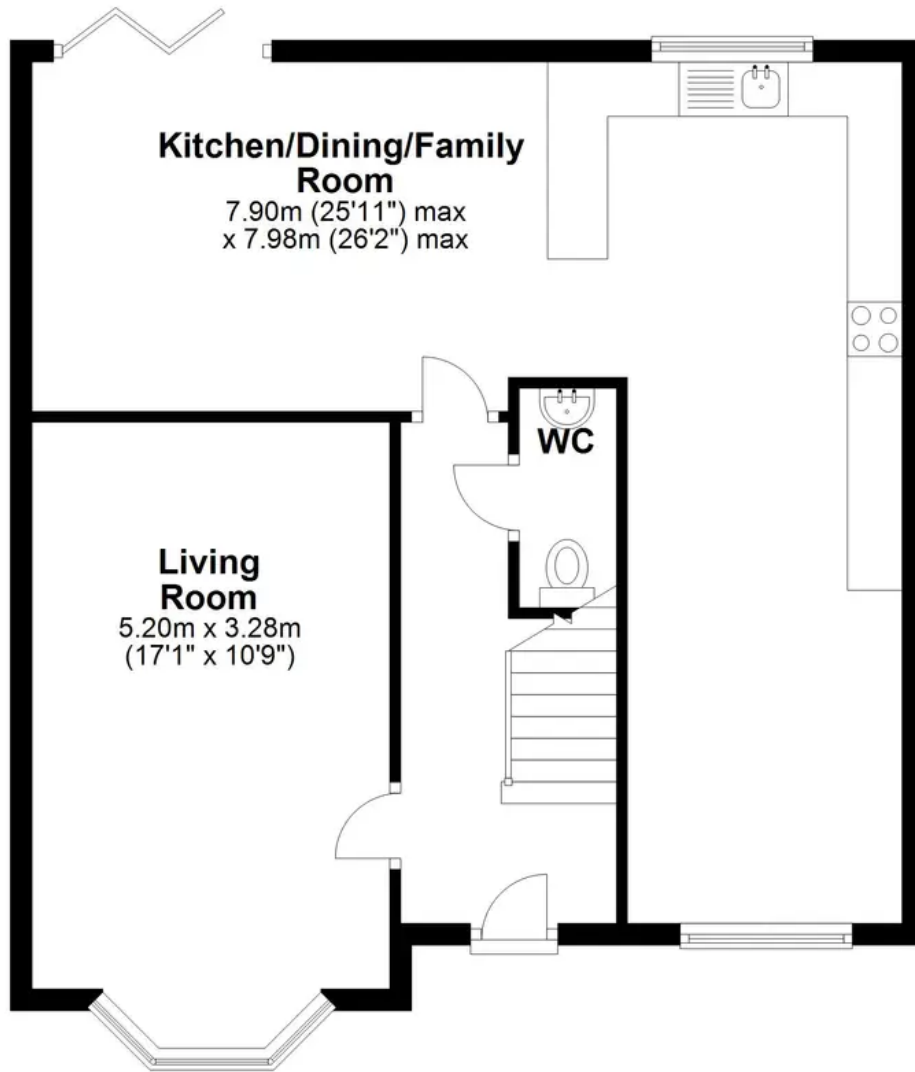
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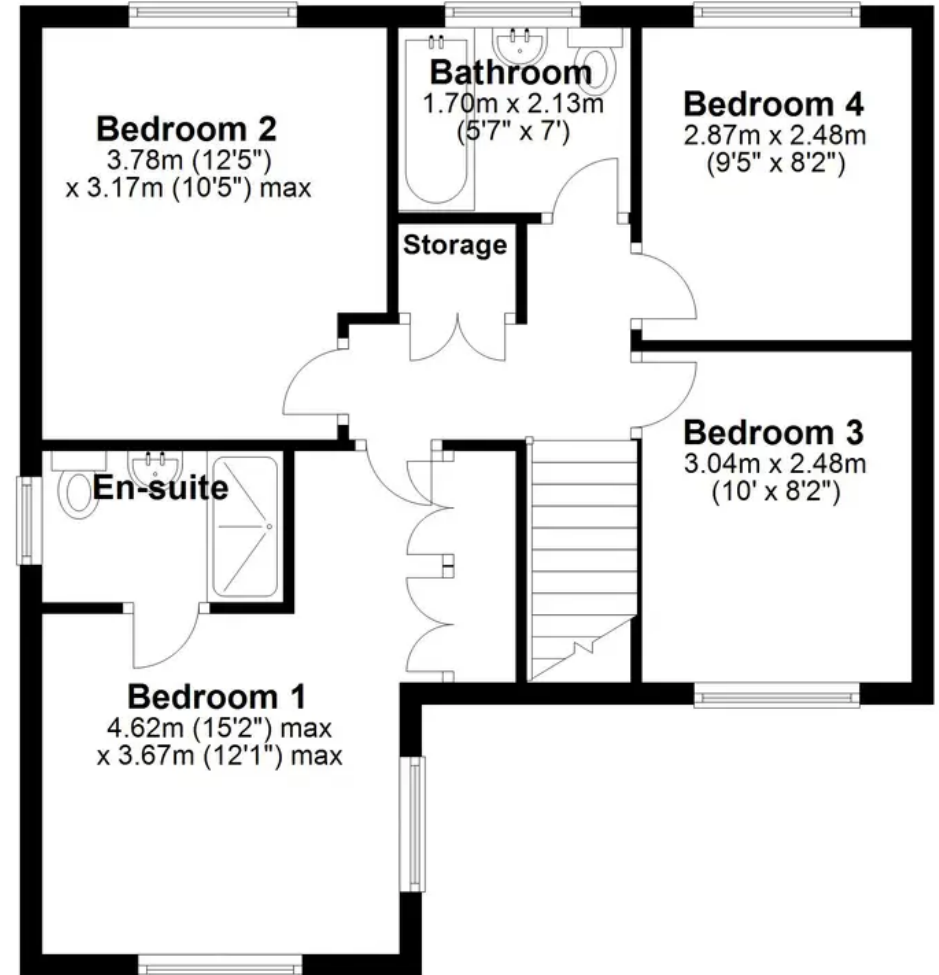
Ground Floor

Approx. 65.2 sq. metres (702.2 sq. feet)



First Floor

Approx. 56.1 sq. metres (603.7 sq. feet)



Total area: approx. 121.3 sq. metres (1305.9 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING, SQFT IS AN APPROXIMATE GUIDE

Plan produced using PlanUp.