

# Property Details

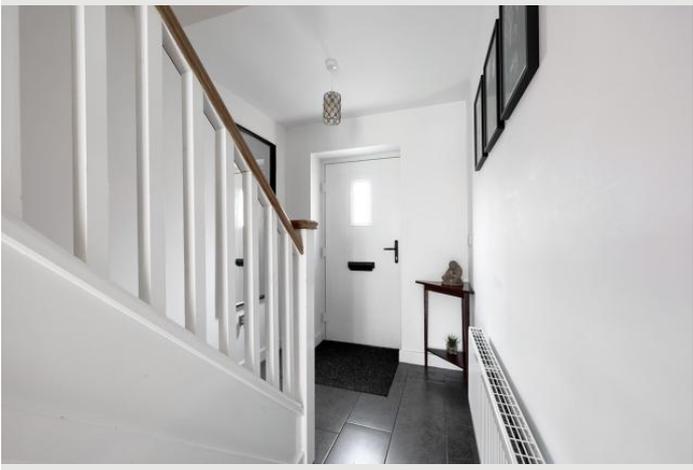
4 Wolfs Fell Close, Chipping,  
Preston, Lancashire, PR3 2DR

Guide Price **£450,000**



# Property Photos

4 Wolfs Fell Close, Chipping, Preston, Lancashire, PR3 2DR



Creation Date  
**02/07/2025**

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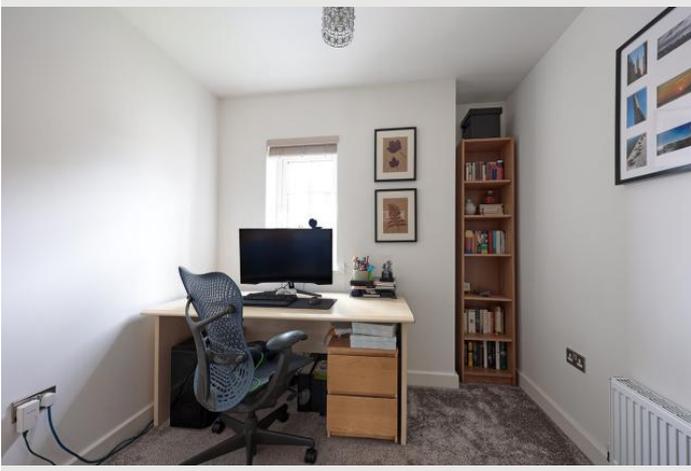
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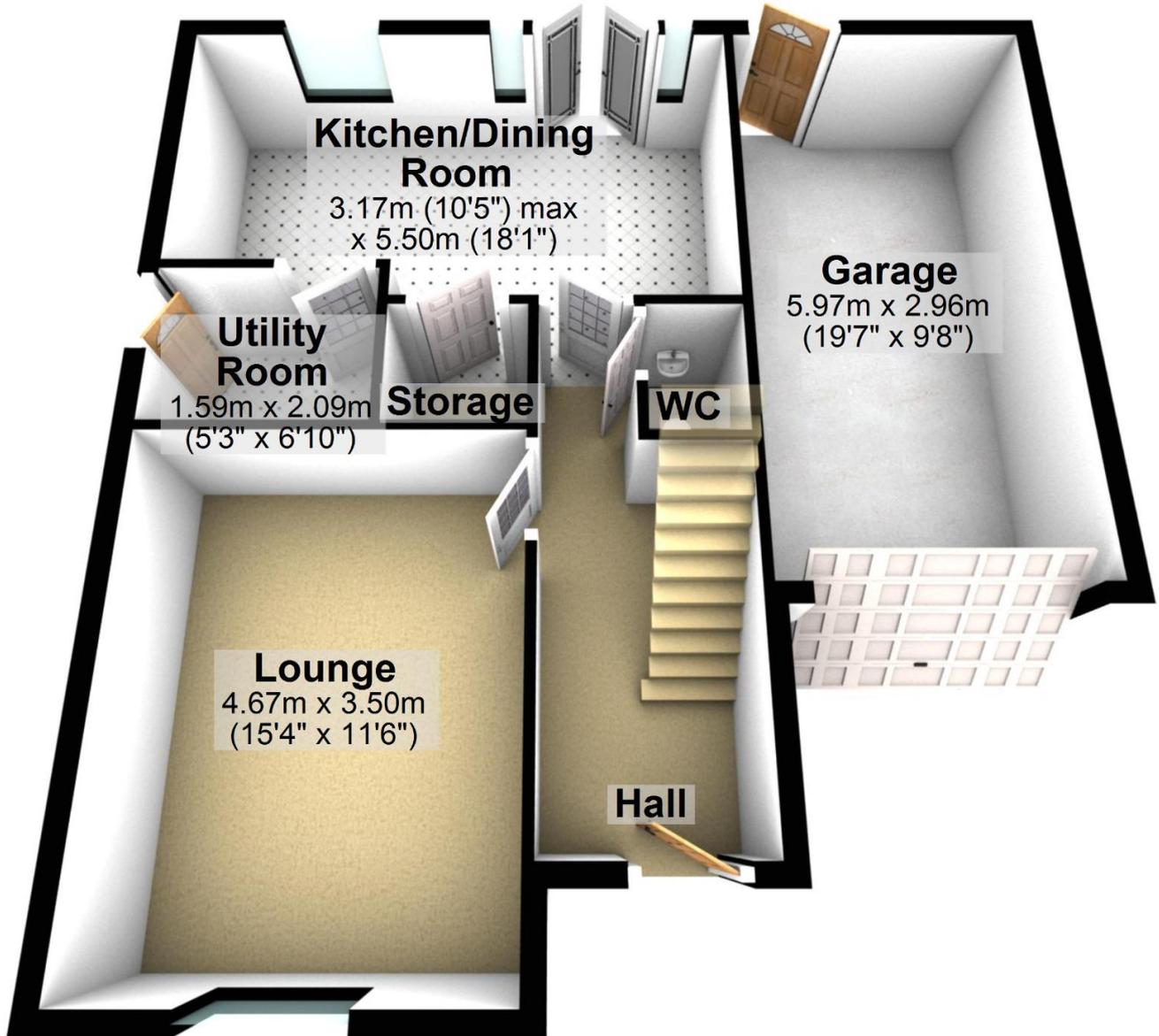
**02/07/2025**

# Property Floor Plans

4 Wolfs Fell Close, Chipping, Preston, Lancashire, PR3 2DR

## Ground Floor

Approx. 67.0 sq. metres (721.3 sq. feet)



Total area: approx. 131.0 sq. metres (1410.3 sq. feet)

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# Property Floor Plans

4 Wolfs Fell Close, Chipping, Preston, Lancashire, PR3 2DR

## First Floor

Approx. 64.0 sq. metres (689.0 sq. feet)



Creation Date

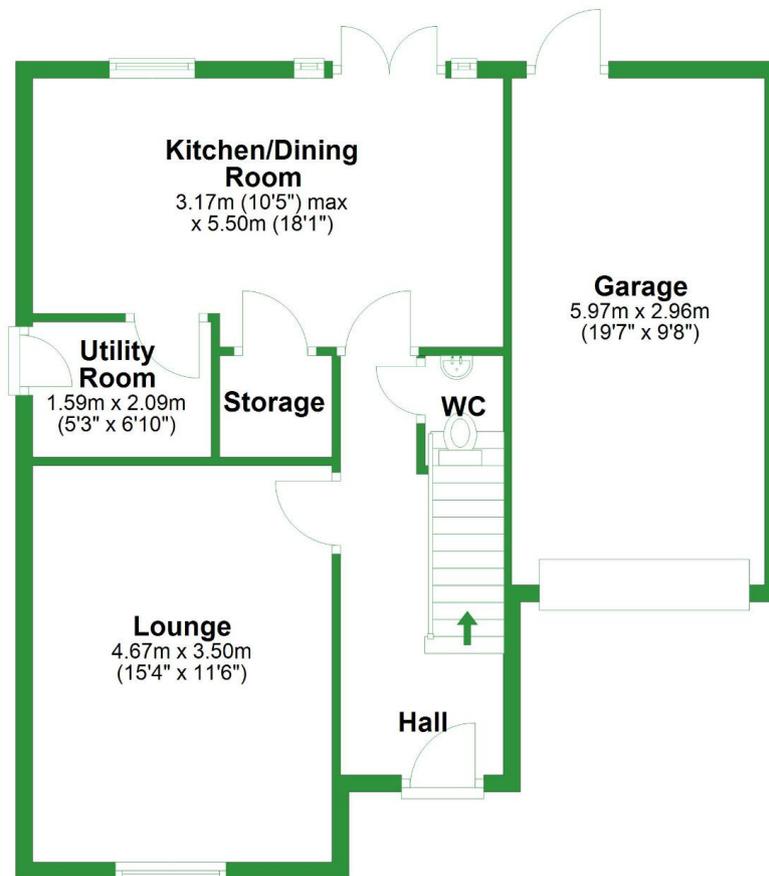
02/07/2025

# Property Floor Plans

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## Ground Floor

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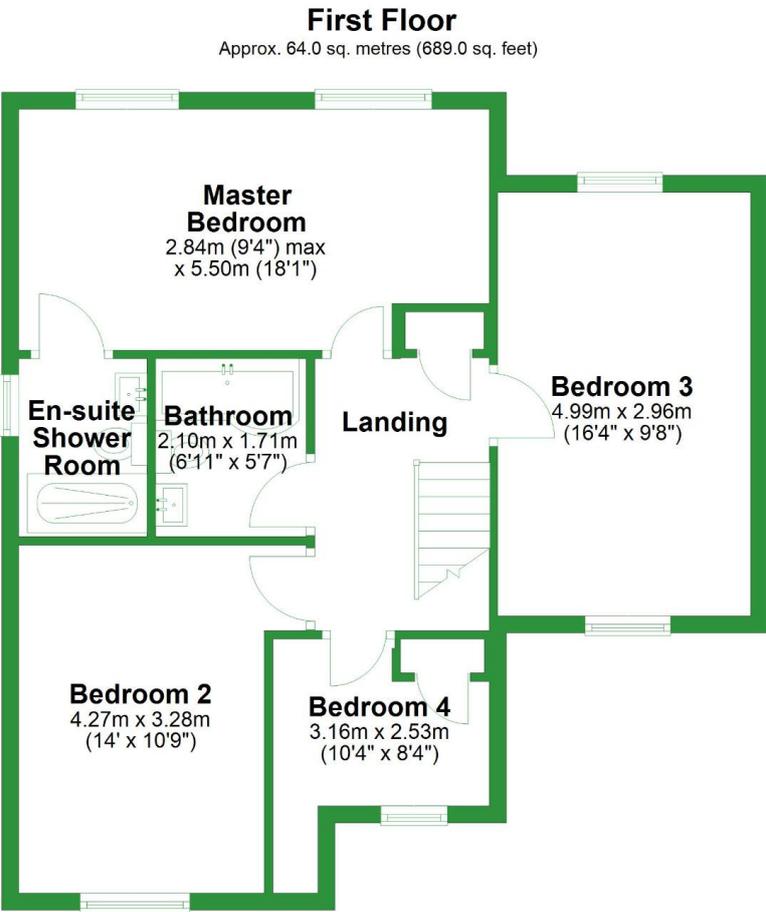
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# Property Floor Plans

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# Property EPC

4 Wolfs Fell Close, Chipping, Preston, Lancashire, PR3 2DR

26/06/2025, 12:43

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
4, Wolfs Fell Close Chipping PRESTON PR3 2DR	Energy rating <b>B</b>	Valid until: 3 June 2031
		Certificate number: 2439-9236-6000-0764-2202
Property type	Detached house	
Total floor area	119 square metres	

## Rules on letting this property

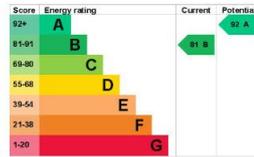
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is B. It has the potential to be A.

See [how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/2439-9236-6000-0764-2202?print=true>

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# Property Info

4 Wolfs Fell Close, Chipping, Preston, Lancashire, PR3 2DR

## Property Type

House

## Property Style

Detached

## Bedrooms

4

## Bathroom

2

## Receptions

1

## Tenure Type

Freehold

## Floor Area

1410.3

## Agency Type

Sole

## Parking

Garage

## Type

Sales

## Electricity

Mains Supply

Creation Date

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# Property Info

4 Wolfs Fell Close, Chipping, Preston, Lancashire, PR3 2DR

## Water Supply

Mains

## Sewerage

Mains Supply

## Heating

Air Source Heat Pump

## Broadband

FTTC

## Accessibility

-

## Restrictions

-

## Condition

Good

## Flooded In Last Five Years

No

## Current Annual Ground Rent

-

## Current Service Charge

-

## Rent Review Period (Year)

-

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# Property Info

4 Wolfs Fell Close, Chipping, Preston, Lancashire, PR3 2DR

## Ground Rent Percentage Increase

-

## Service Review Period (Year)

-

## Lease End Date

-

## Price Qualifier

Guide Price

## Price

£450,000

## Land Size

-

## Age of Property

Modern Minimalist

## Year Built

2021

## New Home

No

Creation Date

**02/07/2025**

# Property Features

4 Wolfs Fell Close, Chipping, Preston, Lancashire, PR3 2DR

## Feature 1

Four Bedroom Detached

## Feature 2

Small Development

## Feature 3

Kitchen/dining Area

## Feature 4

Master Bedroom With Ensuite

## Feature 5

Rear Garden With Patio Deating Area

## Feature 6

Garage And Driveway

## Feature 7

Sought After Village Location

## Feature 8

Nibe Heating Pump

## Feature 9

Eco Friendly And Energy Effcient

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# Property Description

4 Wolfs Fell Close, Chipping, Preston, Lancashire, PR3 2DR

## A Beautifully Appointed Four-Bedroom Detached Home in Chipping

We are delighted to present this exceptional four-bedroom detached home, located within a small, desirable development in the heart of Chipping, one of the Ribble Valleys most sought-after villages. This property offers an impressive combination of spacious interiors, high-specification finishes, and energy-efficient living, ideal for families looking for a peaceful yet well-connected lifestyle.

### Key Features

- Spacious detached family home
- Four double bedrooms including a master with en-suite
- Large, light-filled lounge
- Open-plan fully fitted kitchen/dining area
- Utility room
- Modern four-piece family bathroom
- Generous private garden with patio and mature borders
- Garage and driveway for multiple cars
- NIBE heat pump and superior insulation for energy efficiency
- Fantastic location in the heart of Chipping village

### Agents Perspective

From the moment you step inside, you'll notice the abundance of natural light and the attention to detail throughout. The property boasts a large, bright lounge, perfect for family gatherings or relaxing evenings. The heart of the home is the stunning open-plan kitchen and dining area, featuring premium NEFF appliances, stylish tiled walls and flooring, and a spacious dining area, ideal for entertaining. The adjoining utility room offers practicality and convenience, and double doors opening directly onto the rear garden help to blend the indoor and outdoor living seamlessly. A downstairs WC adds further convenience to the ground floor. Upstairs, the generous master bedroom benefits from a modern en-suite shower room, while three further double bedrooms provide flexible space for family, guests, or a home office. There's no shortage of space, and the beautifully finished four-piece family bathroom suite adds a luxurious touch.

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Externally, the property continues to impress with a large, private rear garden, complete with a patio seating area, perfect for summer evenings, and mature plant borders offering privacy and colour all year round. A garage and driveway with space for multiple vehicles further enhance the appeal.

This home is built to a high standard with excellent insulation and is equipped with an eco-friendly NIBE heat pump, offering energy-efficient, low-cost heating.

## Client's Perspective

## Location

This peaceful development offers the best of rural living, yet is within walking distance of Chippings quaint village centre, with its shops, pubs, primary school, and friendly community. Surrounded by stunning countryside and walking trails, yet conveniently placed for access to Longridge and Clitheroe, perfect for commuters or those seeking a tranquil lifestyle without isolation.

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