



1 Broadstone Drive, Buckshaw Village, Chorley, PR7 7BE
£414,995

Situated in the highly desirable Buckshaw Village, this impressive home on Broadstone Drive enjoys a prime position within a modern and family-friendly development. Buckshaw Village offers an excellent range of amenities including supermarkets, cafés, gyms and medical facilities, alongside well-regarded schools such as Buckshaw Primary School and nearby secondary options. Commuters benefit from superb transport links, with Buckshaw Parkway Railway Station providing direct services to Manchester, Preston and beyond, as well as easy access to the M6 and M61 motorway networks. The area is also surrounded by attractive green spaces, parks and walking routes, making it an ideal location for families and professionals seeking both convenience and lifestyle.

This beautifully presented detached home offers spacious and versatile accommodation finished to a high standard throughout. The welcoming entrance hall features tiled underfloor heating and leads to a bay-fronted dining room with integrated ceiling speakers, while the impressive dual-aspect living room boasts a feature fireplace, surround sound wiring and patio doors opening onto the rear garden. The stylish kitchen/breakfast room is fitted with a comprehensive range of integrated appliances including double oven, coffee machine, microwave, wine cooler and Quooker tap, complemented by a separate utility room and ground floor cloaks/WC. To the upper floors are five well-proportioned bedrooms, two of which benefit from en suite shower rooms and fitted storage, alongside a contemporary family bathroom with built-in TV. The property continues to impress externally with a generous rear garden featuring lawn, patio, decking and lighting, as well as a side garden with additional storage. To the front, a large driveway provides ample parking and leads to a double garage with power and lighting, completing this exceptional family home.

Front
Double garage with power and light, driveway for multiple vehicles.

GROUND FLOOR

Living Room 23'1" x 11'8" (7.06m x 3.56m)
Dual aspect, double glazed bay window to the front and double glazed patio doors to the rear. High gloss tiled underfloor heating, feature stone effect fireplace with gas fire insert, 2 ceiling light points. Internal speaker wiring for surround sound system.

Kitchen 10'5" x 14'5" (3.2m x 4.4m)
Wall and base units with work over surfaces. Breakfast bar area. Integrated double electric oven, extractor fan over hob, convection grill, Integrated Caple coffee machine, integrated microwave, wine cooler with courtesy lights. Integrated fridge/freezer, dishwasher. Bowl and half sink, drainer and mixer Quooker tap. Tiled under floor heating. Double glazed bay window to the rear overlooking the garden, panelled door to utility room.

Dining Room 11'3" x 10'7" (3.43m x 3.25m)
Double glazed bay window to front, ceiling light point, tiled underfloor heating. Internal ceiling speaker wired for surround sound system.

Utility Room 6'7" x 6'0" (2.03m x 1.83m)
Recently fitted with wall and base units and work surfaces over, space for washing machine, tiled underfloor heating. Double glazed door leading to rear garden. Cupboard housing IDEAL logic boiler.

Cloaks/WC 4'11" x 3'2" (1.52m x 0.97m)
Two-piece suite comprising of wash hand basin with mixer tap over and low-level W.C. Tiled splash back, tiled under-floor heating

FIRST FLOOR

Bedroom 15'5" x 10'7" (4.72m x 3.25m)
Fitted wardrobes, double glazed window to front, ceiling light point, solid wood underfloor heating, panelled door leading to en-suite.

En Suite 5'6" x 10'5" (1.7m x 3.2m)
Double glazed window to rear, double wash hand basin set into vanity unit with storage above and below and inset spotlights. WC, fully tiled single shower unit ceiling light point and underfloor heating .

Bedroom 12'2" x 11'8" (3.73m x 3.56m)
Fitted wardrobes an fitted bedside cabinets providing a huge amount of storage space. Double glazed window to front, ceiling light point, solid wood underfloor heating, panelled door leading to en-suite.

En Suite 6'7" x 4'9" (2.03m x 1.45m)
Double glazed window to front, ceiling light point, WC, wash hand basin with vanity unit and fully tiled double shower unit and tiled underfloor heating

Bedroom 8'11" x 8'10" (2.72m x 2.7m)
Double glazed window to the rear, fitted single wardrobes with hanging space and shelving. Wooden underfloor heating.

Bathroom 6'7" x 5'6" (2.03m x 1.7m)
Three-piece suite comprising of panel bath with mixer tap and high-level shower fitting and glazed screen. Pedestal was hand basin with mixer tap and low-level W.C. Part tiled walls, double glazed frosted window to the rear aspect. Tiled underfloor heating, Towel rail, and shaver point. Built-in tv in the wall.

SECOND FLOOR

Bedroom 15'5" x 9'3" (4.7m x 2.82m)
Dual aspect, double glazed dormer window to front and sky light window to the rear. Ceiling light point and radiator. Wood underfloor heating

Bedroom 10'9" x 9'3" (3.3m x 2.82m)
Double glazed dormer window to front, fitted wardrobe, ceiling light point, and door to eaves storage, underfloor heating.

