



Duxbury Manor Way, Chorley

Offers Over £449,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented five-bedroom detached family home, situated within a sought-after residential area of Chorley. Offering generous living accommodation set across three floors, this impressive home is ideal for growing families seeking both space and modern convenience.

The property has been recently decorated throughout and benefits from brand new carpets, giving a fresh, modern and move-in ready finish. In addition, a brand new air source heat pump has been installed within the last 12 months, significantly improving energy efficiency and helping to keep running costs low. Further enhancing modern living, the property also features a convenient electric vehicle charging point fitted to the driveway.

Internally, the home offers a contemporary layout with multiple reception spaces and well-proportioned bedrooms, including two en-suites which add further practicality for busy family life.

Positioned close to a range of highly regarded schools, supermarkets, leisure facilities and local shops, the home also enjoys excellent transport links with easy access to the M61 and M6 motorways, making commuting towards Preston, Manchester and surrounding Lancashire towns highly convenient. Chorley town centre and nearby train stations provide regular rail services, while picturesque countryside walks and local parks are also within easy reach.

Upon entering, you are welcomed into a bright and airy reception hall with staircase access and entry to the main ground floor accommodation. To the front of the home is the spacious lounge, enhanced by a large bay-fronted window which allows natural light to flood the room, creating a warm and inviting space.

To the rear, the impressive kitchen/family/dining room forms the heart of the home, featuring a modern fitted kitchen with a range of integrated appliances, alongside ample space for both dining and relaxed seating. French doors open directly onto the rear garden, creating an ideal flow for entertaining and everyday family living. The ground floor is further complemented by a useful utility room and a convenient downstairs WC.

On the first floor, there are three well-proportioned bedrooms and the family bathroom. The standout master bedroom benefits from a private dressing area and a stylish en-suite bathroom. Bedroom two is another excellent double room, complete with a bay window and its own private en-suite, making it ideal for guests or older children. The third bedroom on this floor is currently utilised as a spacious walk-in wardrobe but could easily be reinstated as a bedroom if desired. The modern family bathroom includes both a large shower and separate bath.

The second floor provides two further versatile bedrooms, ideal for family use, home working or hobbies. Bedroom four benefits from built-in wardrobes and two skylights, while bedroom five also enjoys dual skylights, creating bright and airy accommodation. A separate shower room completes the upper floor.

Externally, to the front of the property is a driveway providing off-road parking for up to two vehicles, leading to the integrated garage. The rear garden has been beautifully landscaped to create a private and secluded outdoor space, surrounded by mature trees offering both privacy and a peaceful setting.

Further enhancing the appeal of this already impressive home, planning permission has been granted for a single-storey rear extension, with full drawings available, offering excellent future potential to extend and further tailor the property to suit individual needs.

Offering spacious accommodation throughout, modern energy-efficient upgrades, and excellent future potential in a prime location, this is a superb opportunity to acquire a truly wonderful family home in one of Chorley's most desirable areas.













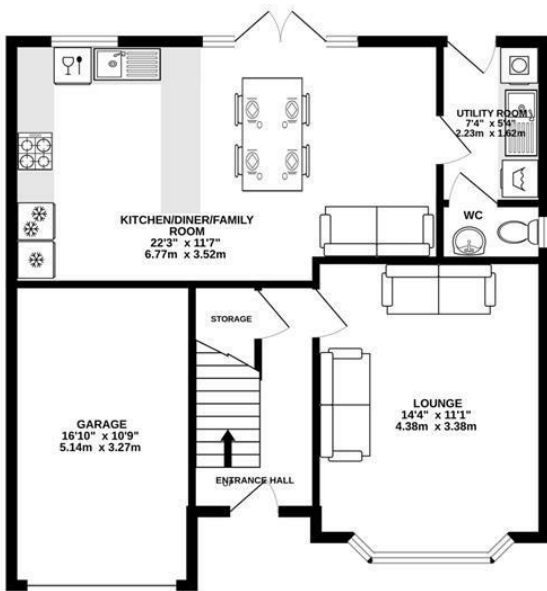




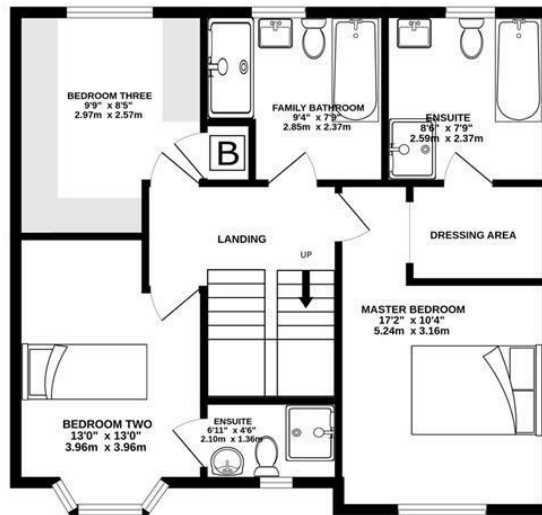




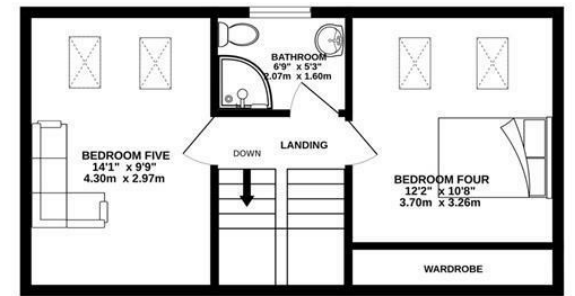
GROUND FLOOR
729 sq.ft. (67.8 sq.m.) approx.



1ST FLOOR
692 sq.ft. (64.3 sq.m.) approx.



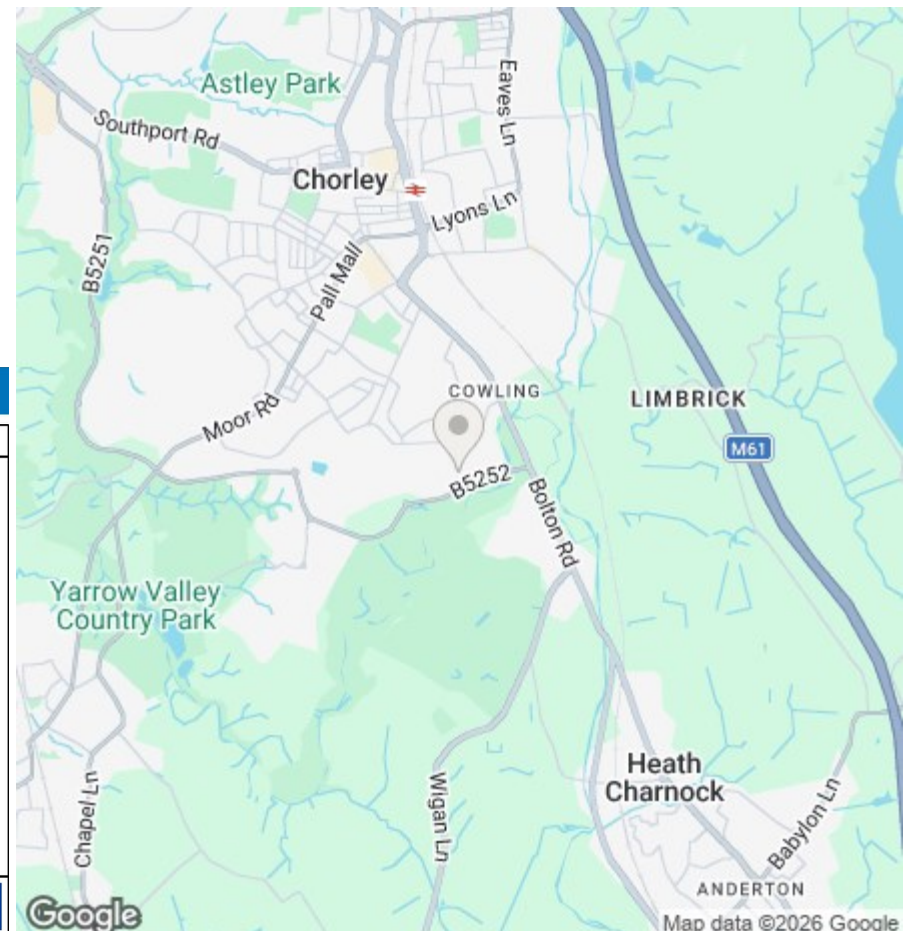
2ND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 1818 sq.ft. (168.9 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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Energy Efficiency Rating

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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	