



## Hill Croft, Clayton-Le-Woods, Chorley

**Offers Over £499,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached home, situated on an exclusive cul-de-sac of just nine properties on the edge of Cuerden Valley in the highly sought-after area of Clayton-Le-Woods. This impressive family home offers generous and versatile living accommodation throughout, finished to a high standard and perfectly suited to modern family life. With scenic countryside walks quite literally on your doorstep and a peaceful residential setting, the property enjoys the best of both worlds – tranquil surroundings combined with superb convenience. The home is just a five-minute walk to local bus stops, while nearby train stations in Leyland and Buckshaw Village provide direct links to Preston, Manchester and beyond. Excellent motorway access via the M6, M61 and M65 makes commuting simple, and there are a wealth of amenities close by including well-regarded schools, supermarkets, Cuerden Valley Park, Worden Park and the vibrant centres of Chorley and Preston.

Upon entering the property, you are welcomed into a grand reception hall with a striking open staircase leading to the first floor. Stunning Karndean flooring flows seamlessly through the hallway and continues into the kitchen, setting the tone for the quality found throughout. To the left, the spacious lounge offers a warm and inviting atmosphere, centred around a feature fireplace and complemented by French doors that open into the family dining room. The dining room provides an ideal setting for entertaining and flows effortlessly into the generously sized conservatory at the rear, a bright and airy additional reception space enjoying delightful views over the garden. The heart of the home is the stunning open plan kitchen/diner, fitted with a range of integrated appliances and a breakfast bar for informal dining. A convenient utility room is located just off the kitchen, providing additional storage and practicality. Completing the ground floor is a sizeable study with integrated cabinets, ideal for those working from home or in need of a quiet retreat.

To the first floor, an open landing gives access to four well-proportioned double bedrooms, three of which benefit from fitted wardrobes. The master bedroom enjoys the added luxury of a three-piece en-suite shower room. The remaining bedrooms are served by a spacious four-piece family bathroom, complete with a separate bath and shower, offering both style and functionality for growing families.

Externally, the property continues to impress. To the front, a driveway provides parking for up to 3/4 cars and leads to a double detached garage, while a beautifully maintained front lawn enhances the home's kerb appeal. To the rear, you will find a stunning, fully enclosed south-facing garden – a true highlight of the property. A paved patio seating area offers the perfect space for outdoor dining, stepping up to a generous lawn ideal for children to play. At the far end of the garden, a raised decked patio provides an excellent entertaining space for summer gatherings.

This is a fantastic opportunity to acquire a spacious, turnkey family home in a peaceful yet exceptionally convenient location.





















































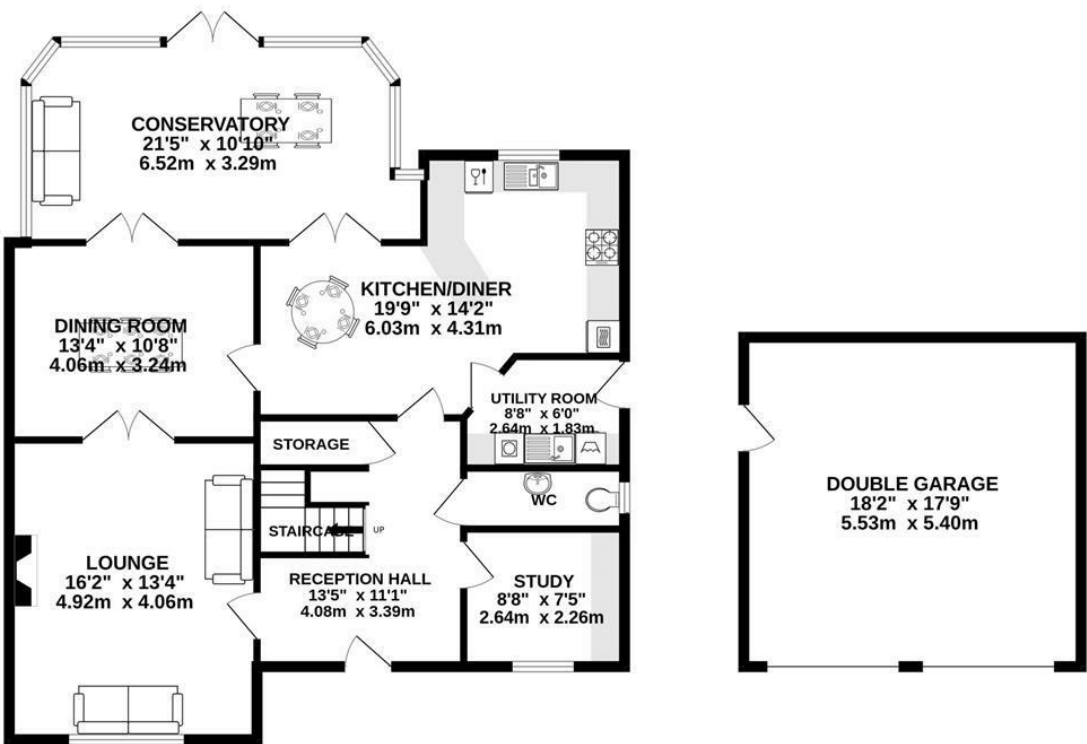




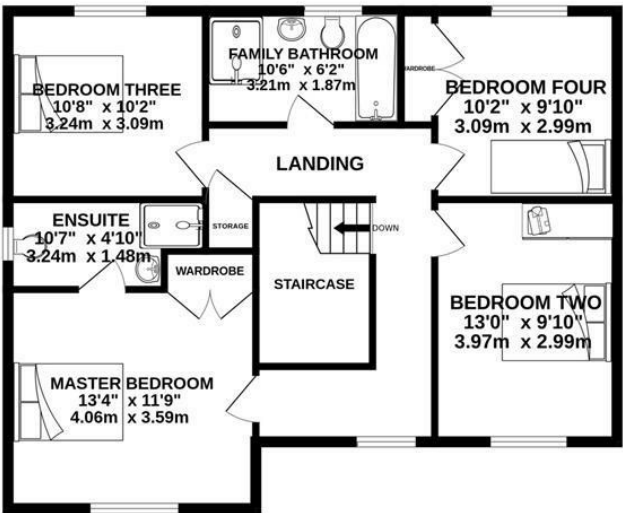


# BEN ROSE

GROUND FLOOR  
1392 sq.ft. (129.3 sq.m.) approx.



1ST FLOOR  
806 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA : 2198 sq.ft. (204.2 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 |                         |           |
|                                             | 71                      | 76        |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
|                                                                 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

