



Holland House Way, Buckshaw Village, Chorley

Offers Over £399,995

Ben Rose Estate Agents are delighted to present to the market this beautifully presented, four-bedroom detached property, nestled in a quiet and pleasant cul-de-sac on a corner plot in the highly sought-after Buckshaw Village. This ideal family home sits on a desirable corner plot and offers generous living space both inside and out. Perfectly located, the property is just a short drive from the towns of Chorley and Leyland and is surrounded by excellent local schools, supermarkets, and amenities. It also benefits from superb transport links, including Buckshaw Parkway train station and the nearby M6 and M61 motorways.

As you step into the property, you are welcomed by an inviting entrance hallway, where a beautiful staircase with a bespoke oak banister leads to the upper level, setting the tone for this charming home. To the left, you'll find a spacious lounge featuring a large bay window that overlooks the front aspect. A single door leads through to the impressive open-plan kitchen/diner at the rear. This contemporary space features a modern fitted kitchen complete with integrated oven, hob, dishwasher, and an instant boiling water tap. A large counter top dining space provides seating for six, with additional room for a formal dining table or a relaxed sitting area. Double patio doors open out to the rear garden, flooding the room with natural light. Off the kitchen is a convenient utility room, offering extra storage and space for freestanding appliances. Returning to the hallway, you'll find a versatile home office with fitted storage - perfect for remote working or study. A separate WC completes the ground floor.

Upstairs, the property boasts four well-proportioned double bedrooms, all benefiting from quality fitted wardrobes. The master bedroom further impresses with an en-suite shower room. A modern three-piece family bathroom completes the upper level.

The home benefits from an energy-efficient heat pump and has recently had six new radiators installed, improving overall efficiency and lowering heating costs.

Externally, the front of the home features a private driveway offering off-road parking for multiple vehicles, leading to a detached double garage. The garage is accessible via twin up-and-over doors and is equipped with power and lighting.

To the rear, you'll find a generously sized, low-maintenance garden with a faux lawn, a raised decking area, and an additional flagged patio to the side of the property. The standout feature of the garden is the stylish garden room. Accessed via double patio doors, this versatile space offers a peaceful retreat with flexible usage. Whether as a craft room, library, sitting room, or home business space, this garden room adds a valuable and versatile extension to the home.

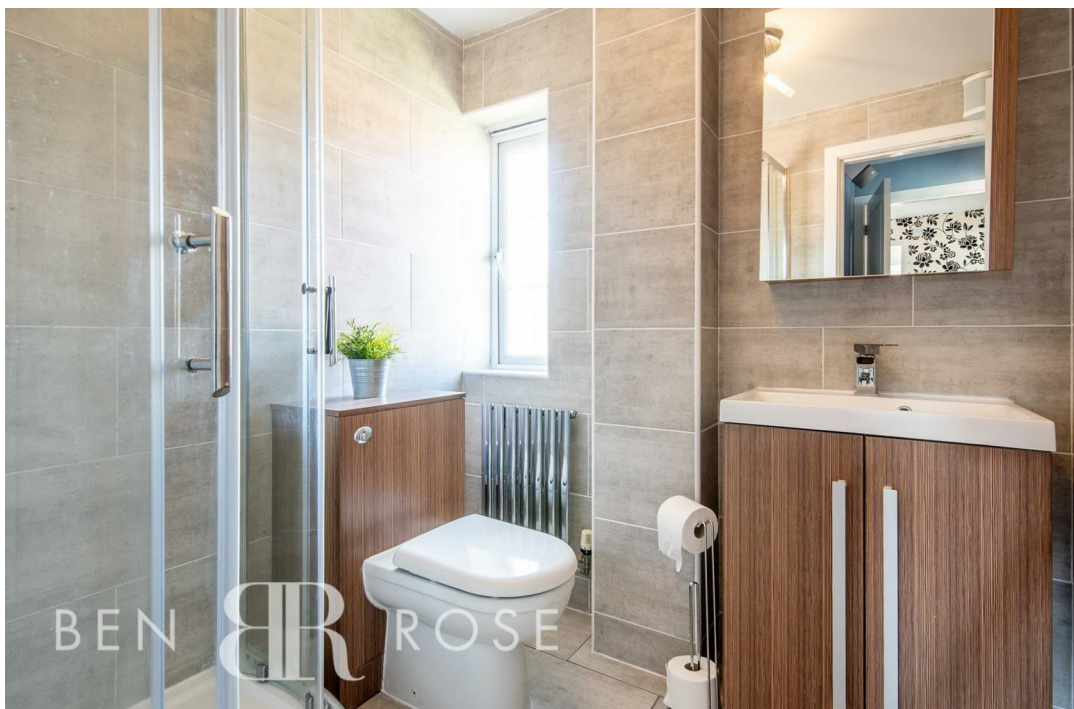


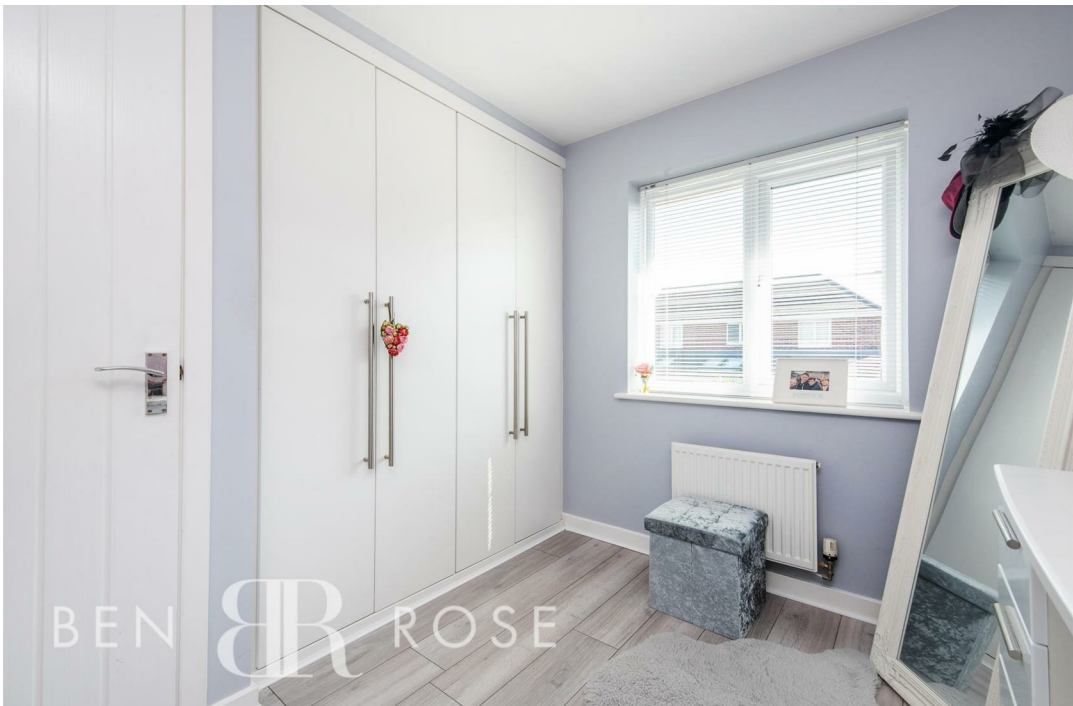
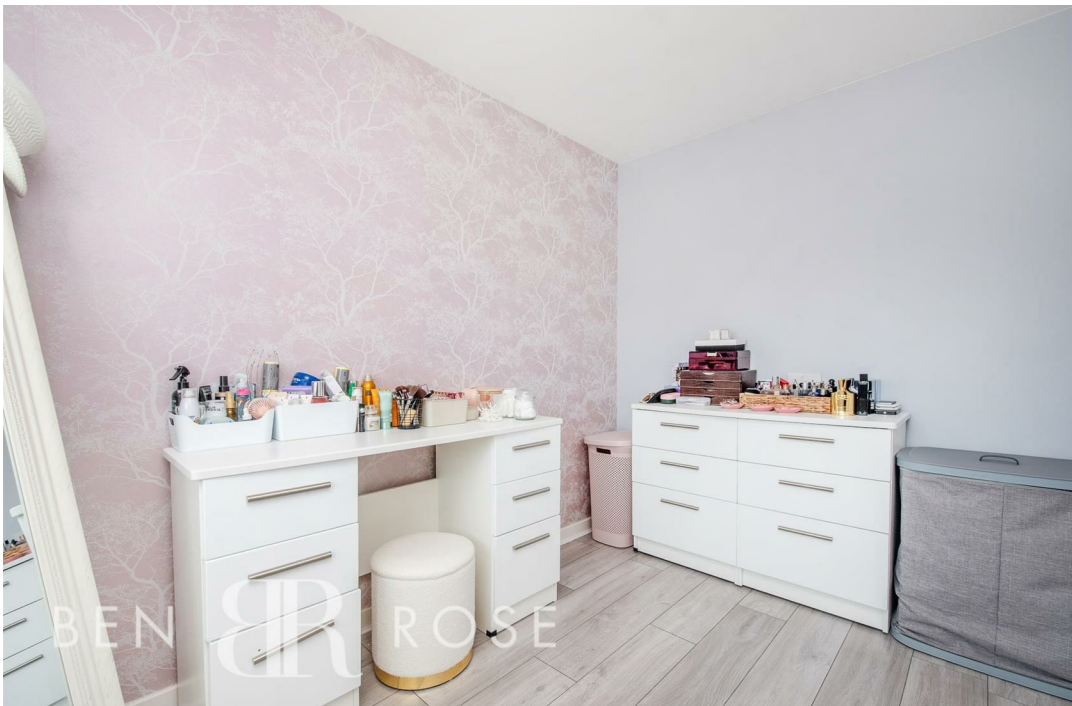
















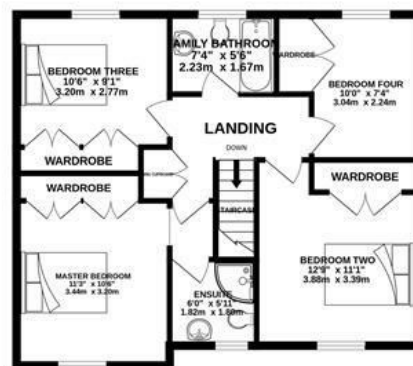


BEN ROSE

GROUND FLOOR
1160 sq.ft. (107.7 sq.m.) approx.



1ST FLOOR
640 sq.ft. (59.5 sq.m.) approx.




TOTAL FLOOR AREA: 1800 sq.ft. (167.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>79</div>	<div>89</div>
(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 (CO ₂) 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	