BEN ROSE



Blackburn Road, Higher Wheelton, Chorley

Offers Over £649,995

Ben Rose Estate Agents proudly present this stunning and thoughtfully extended dormer bungalow, nestled along the sought after Blackburn Rd in Higher Wheelton. Offering an expansive plot, this home is enveloped by the serene beauty of the countryside, boasting meticulously landscaped front and rear gardens that provide a peaceful retreat for families. Within walking distance, residents can enjoy the charm of local pubs and cafes, while the nearby town of Chorley is easily accessible. Commuters will appreciate the seamless travel connections, with convenient access to major motorways including the M6, M61, and M65, as well as local bus routes.

Stepping through the inviting entrance, you are greeted by a grand reception hall adorned with a bespoke walnut staircase, hinting at the charm within. To the right, the spacious front lounge exudes warmth with its feature fireplace, offering a cozy space to unwind. Adjoining the lounge is the family dining room, seamlessly flowing onto the side patio, perfect for outdoor dining. Continuing through, the study beckons, presenting a versatile space that could effortlessly transform into a fifth bedroom to accommodate guests or adapt to your lifestyle needs. The heart of the home, the kitchen, is a lovely space, equipped with integrated appliances, including a dishwasher and oven, along with ample storage within the pantry cupboard. A practical utility room and convenient downstairs WC ensures modern comfort and functionality.

Venturing to the far side of the ground floor, discover three generously sized bedrooms, each offering a peaceful sanctuary. Sharing a modern shower/wet-room, these bedrooms provide practicality without compromising on style or comfort.

Ascending to the first floor, a spacious landing welcomes you to an enchanting loft conversion, offering a versatile space ideal for entertaining or unwinding. Here, the master bedroom also awaits, boasting luxurious amenities including a three-piece ensuite with a freestanding bath and a walk-in wardrobe, creating a comfortable space for the discerning homeowner.

For added peace of mind the property also comes with solar panels fitted to the rear of the property that provide power to the home and also bring down energy costs.

Outside, the property impresses with its gated driveway, leading to a single garage and carport complete with an EV charging port, catering to modern needs. The front garden, adorned with a lush lawn and mature trees, exudes curb appeal and tranquility, while the secluded rear garden beckons families to enjoy outdoor living at its finest, with multiple seating areas nestled amidst ample foliage. To complete the outdoor space, you'll find a sizeable shed that offers the potential to be used as a workshop, as well as a greenhouse.

In summary, this exceptional property harmonizes country living with practical convenience, offering a lifestyle of comfort and tranquility amidst idyllic surroundings.














gorenje















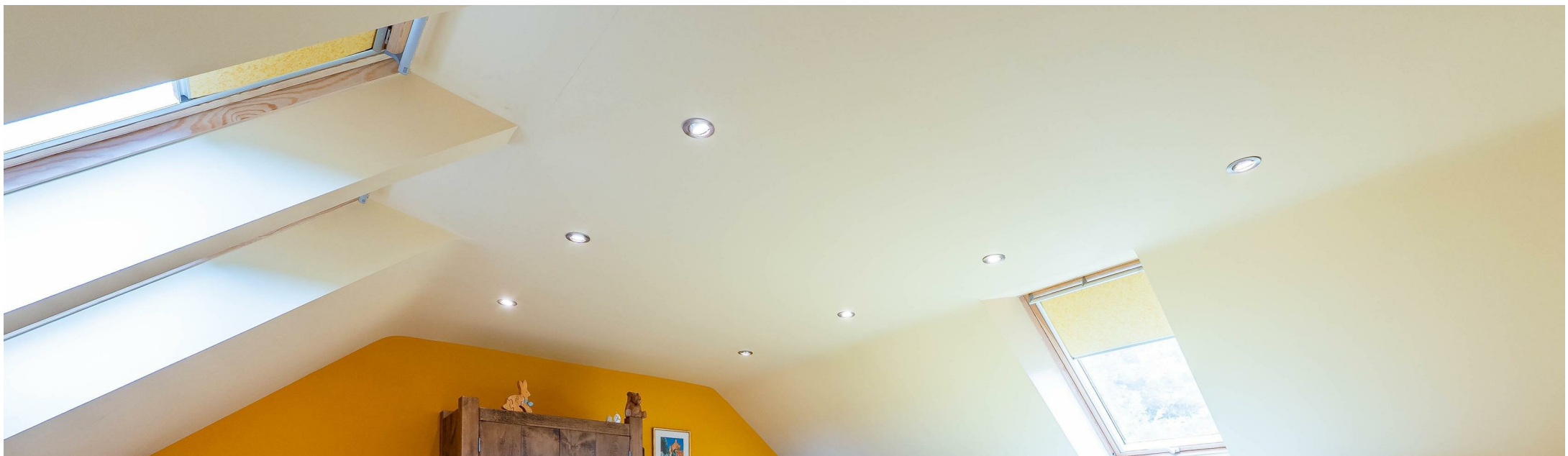




















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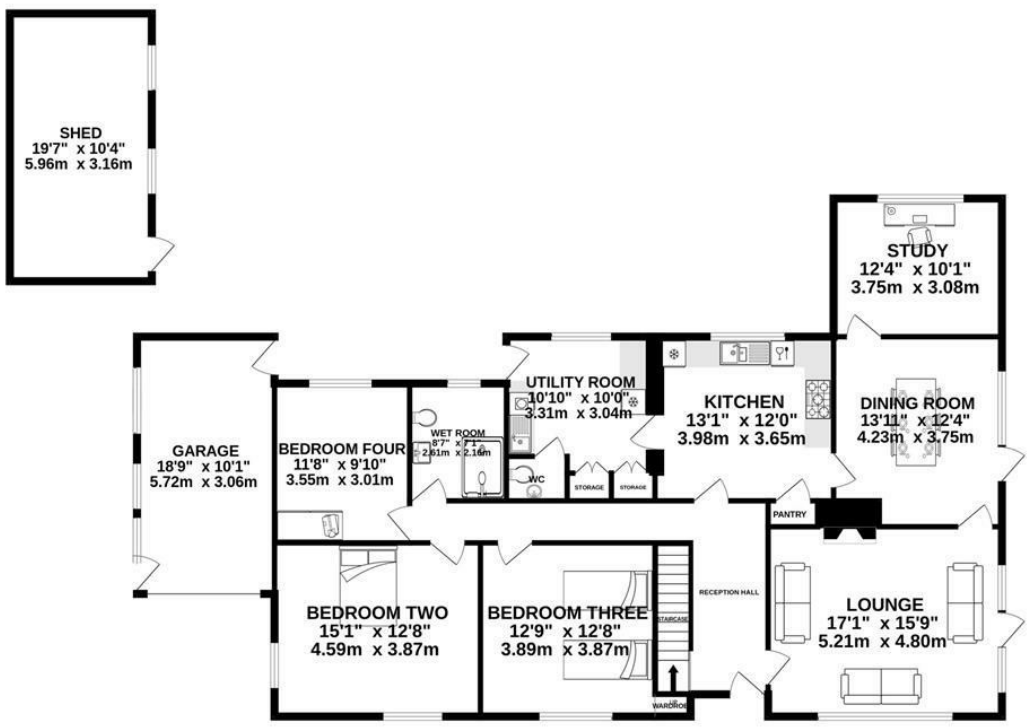


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GROUND FLOOR
1910 sq.ft. (177.5 sq.m.) approx.

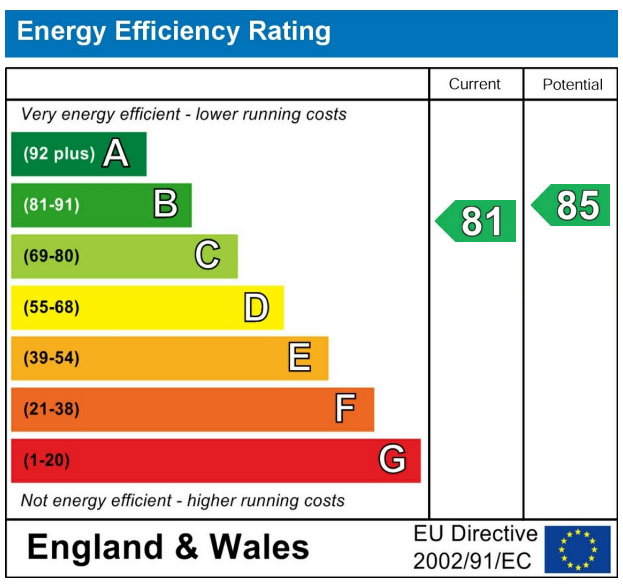
1ST FLOOR
1011 sq.ft. (94.0 sq.m.) approx.

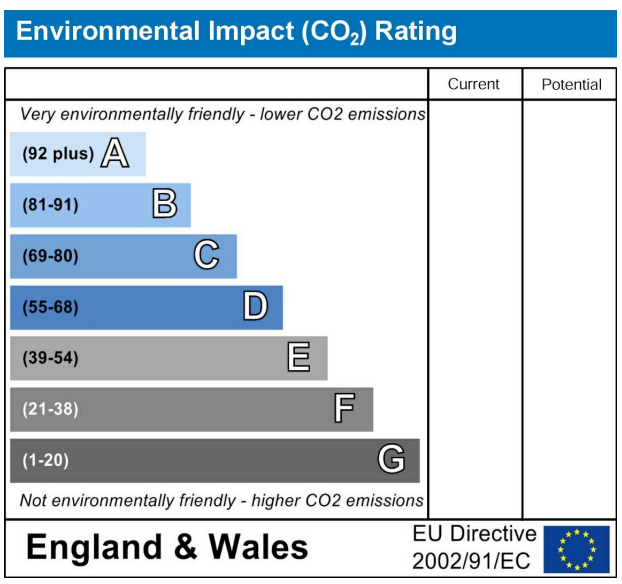


TOTAL FLOOR AREA : 2922 sq.ft. (271.4 sq.m.) approx.

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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