BEN ROSE



Yorkshire Close, Buckshaw Village, Chorley

Offers Over £349,995

Ben Rose Estate Agents are pleased to present to market this immaculately presented four-bedroom detached family home, situated in the highly sought-after Buckshaw Village. Finished to an exceptional standard throughout, this beautifully maintained property offers spacious and versatile accommodation, making it an ideal choice for growing families seeking a home that is ready to move straight into. Buckshaw Village is a popular residential location renowned for its excellent range of local amenities, including shops, supermarkets, cafés, schools, parks and leisure facilities, all within easy reach. The area also benefits from superb transport links, with Buckshaw Parkway railway station providing direct services to Manchester, Preston and beyond, whilst the nearby M6, M61 and M65 motorways offer excellent connectivity for commuters. Nearby towns such as Chorley, Leyland and Preston are all easily accessible, adding further convenience to this fantastic location.

Stepping into the property, you are welcomed by a bright and airy reception hall with the staircase ahead and a useful integrated storage cupboard beneath. From here, access is provided to the spacious front lounge, which enjoys a large window overlooking the front garden and features a contemporary electric fire with a polished stone hearth and surround, creating a warm and inviting focal point. Double doors lead seamlessly through to the impressive kitchen diner, enhancing the flow of the living accommodation. The stylish kitchen has been fitted with a modern range of units complemented by luxurious quartz worktops, a breakfast bar and an excellent selection of integrated appliances, including a wine cooler. Next to the washing machine there is currently a tumble dryer but plumbing is installed for a dishwasher if preferred. There is also ample space for family dining, whilst glazed double doors open into the conservatory. Benefitting from solar control glazing to the roof, tiled flooring and further glazed double doors leading outside, the conservatory provides an ideal additional reception space overlooking the garden. Completing the ground floor is a convenient two-piece tiled WC.

The first floor hosts three well-proportioned bedrooms, all beautifully presented. Bedroom three, which benefits from integrated wardrobes and bedroom four, which is currently being used as an office both enjoy views over the rear garden, whilst bedroom two overlooks the front of the property. These rooms are served by a modern three-piece family bathroom complete with an overhead shower. Occupying the entire second floor is the superb master bedroom suite, offering a peaceful and private retreat. This impressive space features three integrated wardrobes, a dormer window to the front aspect and a skylight to the rear aspect allowing for plenty of natural light, and a generous three-piece en-suite shower room complete with a large corner shower and skylight.

Externally, the property continues to impress with a beautifully maintained lawned front garden featuring mature planting, alongside a driveway providing off-road parking for up to two cars, which extends down the side of the property to the detached garage. A separate pathway leads down the right-hand side of the home from the front garden, where a gate opens into a private gravelled garden, complete with a charming wooden greenhouse, offering an ideal space for gardening enthusiasts. To the rear is a wonderfully private and generously sized lawned garden, beautifully landscaped with mature borders and established planting, creating a peaceful setting for both relaxing and entertaining. A secluded flagged patio sits directly outside the conservatory, with gated access leading back to the driveway. Combining high-quality finishes, spacious family accommodation and a prime location within one of the area's most desirable developments, this exceptional home presents a fantastic opportunity for families looking to settle in Buckshaw Village.













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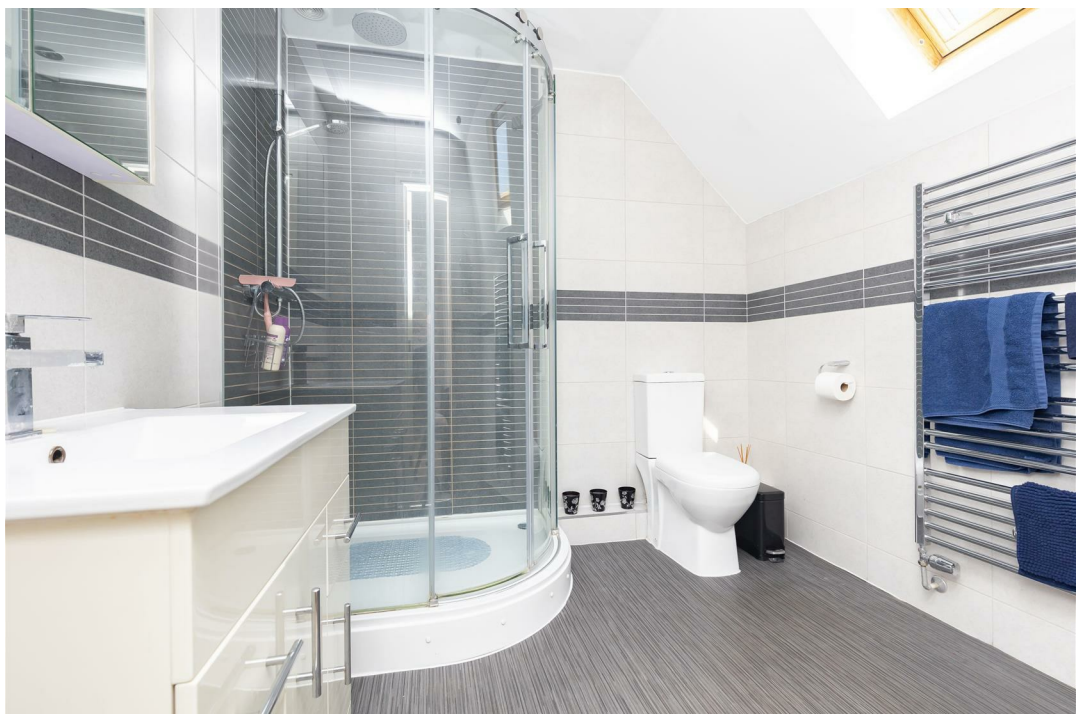


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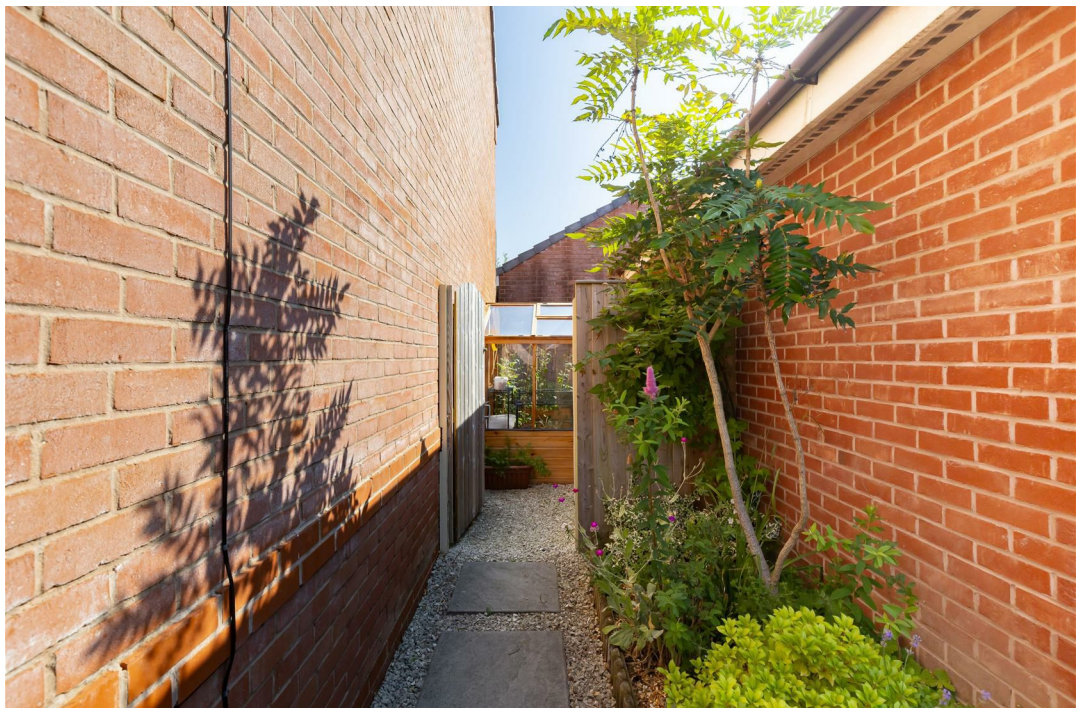








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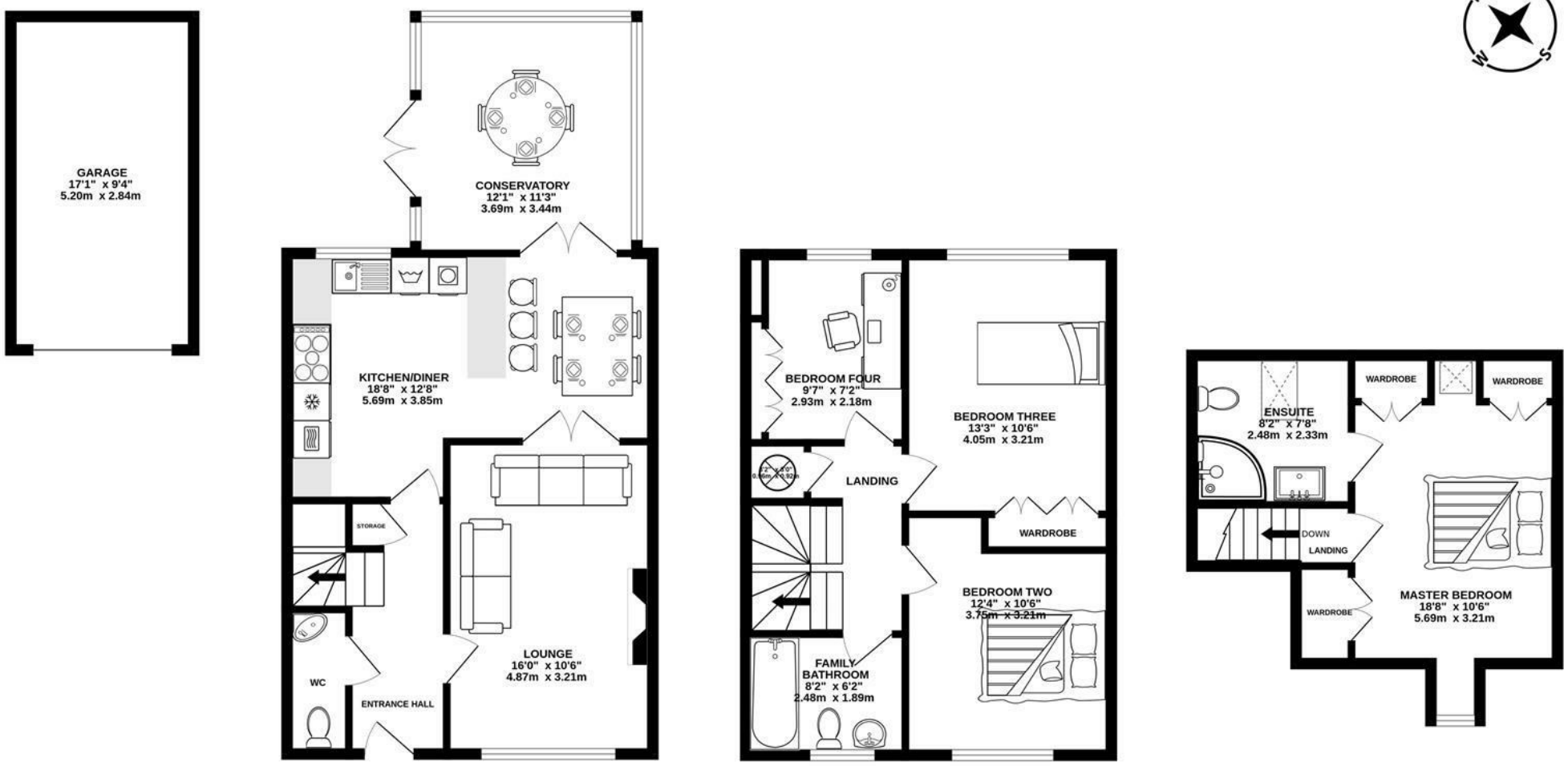


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GROUND FLOOR
769 sq.ft. (71.4 sq.m.) approx.

1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.

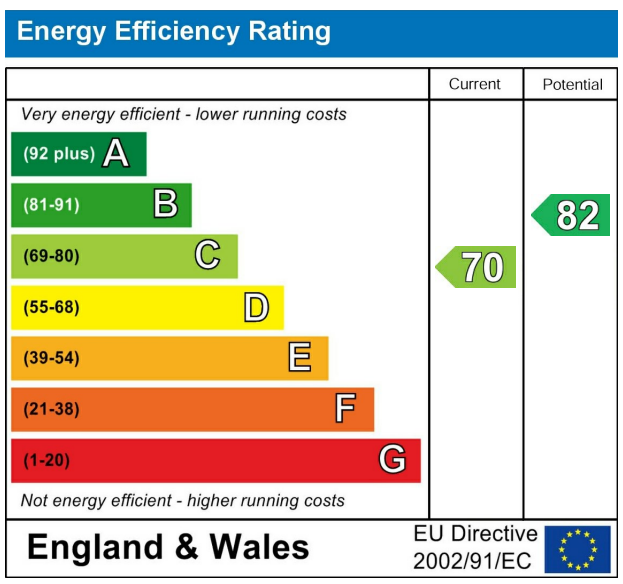
2ND FLOOR
275 sq.ft. (25.5 sq.m.) approx.

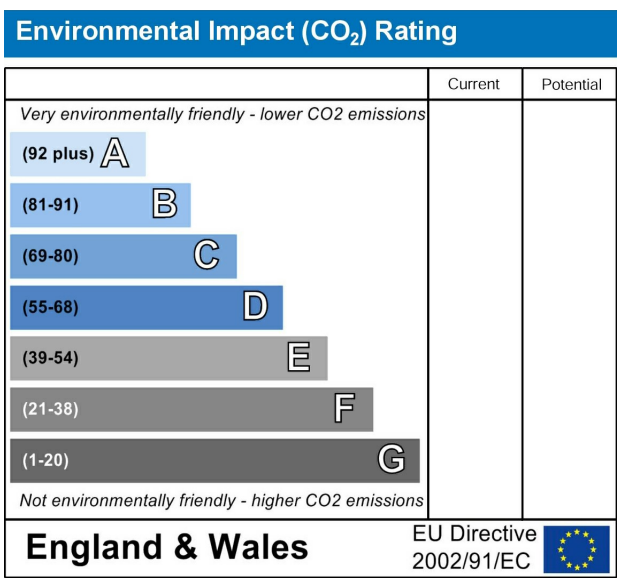


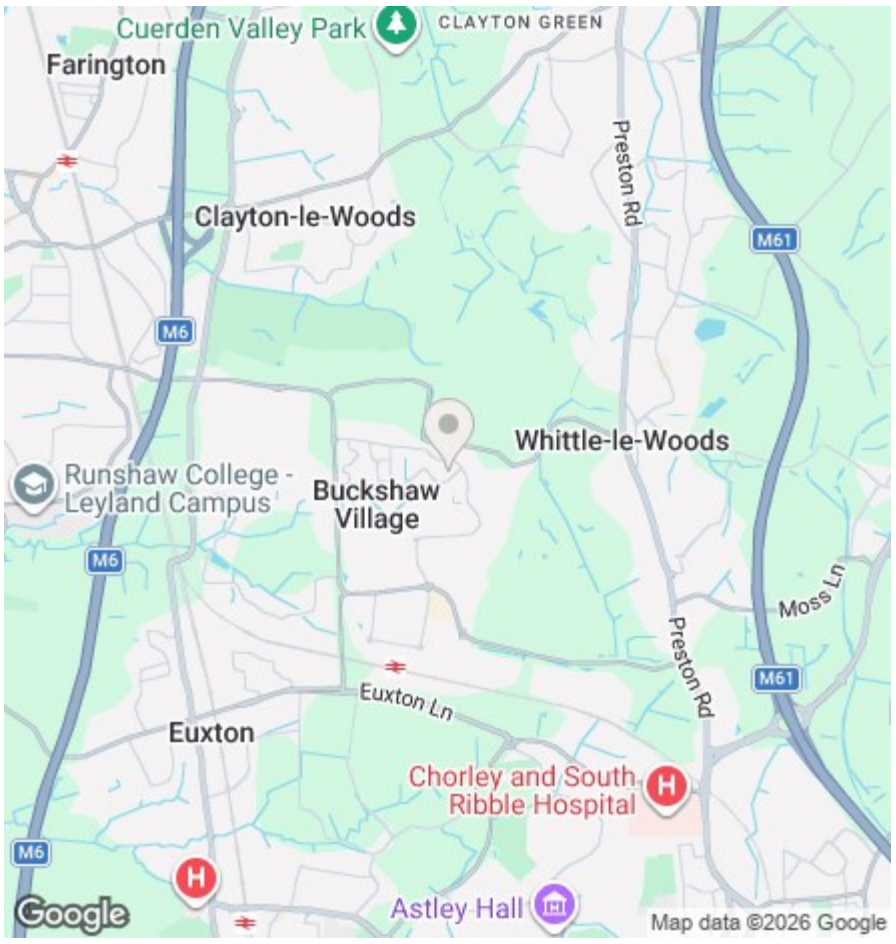
TOTAL FLOOR AREA : 1522 sq.ft. (141.4 sq.m.) approx.

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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