BEN ROSE



Pear Tree Road, Clayton-Le-Woods, Chorley

Offers Over £469,995

Ben Rose Estate Agents are pleased to present to market this beautifully maintained four-bedroom detached family home, occupying an attractive corner plot in the highly sought-after area of Clayton-le-Woods, Lancashire. Offering generous living accommodation, a light and airy feel throughout, and an abundance of attractive outdoor space, this wonderful home is ideally suited to growing families looking for a property that combines comfort, practicality and versatility. The property has benefited from a number of recent improvements, including brand-new carpets throughout and updated internal doors, creating a fresh and welcoming feel. Ideally positioned for local amenities, the home is within easy reach of a range of well-regarded schools, nurseries, shops and supermarkets, with nearby Chorley and Leyland offering an excellent choice of additional shopping, dining and leisure facilities. For commuters, the property benefits from convenient access to the M6, M61 and M65 motorway networks, providing connections across Lancashire and the wider North West, including Preston, Manchester and beyond. Nearby railway stations, including Leyland and Chorley, offer further travel options, while local bus services provide connections to surrounding communities.

Upon entering the property, you are welcomed into the main reception hall, where the staircase leads to the first floor and views across the attractive front garden immediately create a pleasant first impression. From here, the layout flows through to the modern kitchen/diner, a stylish and practical space fitted with a range of sleek units and integrated appliances, including a dishwasher, induction hob and pyrolytic oven. There is also a useful casual dining area, making this an ideal setting for everyday family life. Leading off the kitchen is the separate formal dining room, which comfortably accommodates a large family dining table and benefits from dual-aspect windows that allow natural light to flood the space. Originally the garage, this room has been thoughtfully converted to provide valuable additional living accommodation, perfect for family gatherings and entertaining guests. Also accessed from the kitchen is a convenient utility room, which leads through to a separate WC. Returning to the reception hall, you will find the spacious L-shaped lounge, offering plenty of room for relaxing with the family. Dual-aspect windows enhance the bright and welcoming atmosphere, while a beautiful feature fireplace provides an attractive focal point. Completing the ground floor is the conservatory, a particularly light and airy space overlooking the garden and offering excellent versatility as an additional sitting room, reading area or peaceful spot to enjoy the surrounding greenery throughout the seasons.

Moving upstairs, the first-floor landing provides access to four well-proportioned double bedrooms, making this an excellent choice for families seeking generous accommodation for both parents and children. The master bedroom is particularly appealing, benefiting from large fitted wardrobes that provide ample storage while keeping the room feeling organised and uncluttered. The remaining three bedrooms offer excellent flexibility, whether required for children, guests or a dedicated home office. Serving the bedrooms is a spacious four-piece family bathroom, complete with a separate bath and shower cubicle, providing the convenience and practicality needed for busy family mornings as well as a relaxing space to unwind at the end of the day.

Externally, the property occupies an attractive corner plot and is largely screened by mature hedging and established shrubs, creating a sense of privacy from the surrounding area. A gravelled driveway to the front provides off-road parking for two vehicles, while the immaculate front garden wraps around the side of the home, enhancing its kerb appeal and making the most of the generous plot. Here, a picturesque seating area sits amongst neatly maintained lawn and an abundance of colourful planting, creating a beautiful setting in which to enjoy the warmer months. To the rear, a further secluded garden provides additional outdoor space, featuring more lawn, an inviting seating area and a variety of established shrubs. Together, the gardens offer plenty of room for children to play, keen gardeners to enjoy, and families to relax or entertain outdoors. With its generous four-bedroom layout, versatile reception spaces, modern kitchen, recent improvements and beautiful gardens, this delightful detached home presents an excellent opportunity for families seeking a well-appointed property in a desirable Clayton-le-Woods location.




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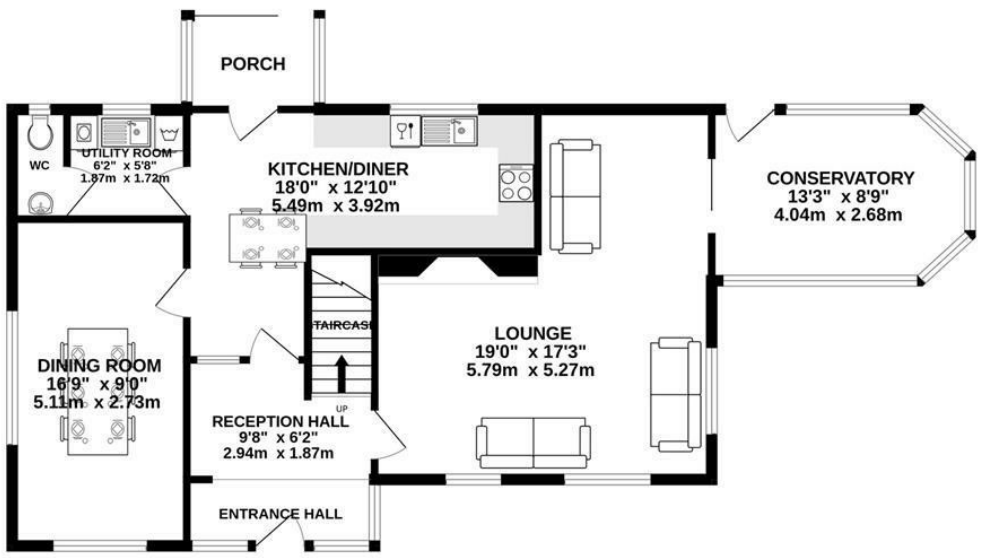


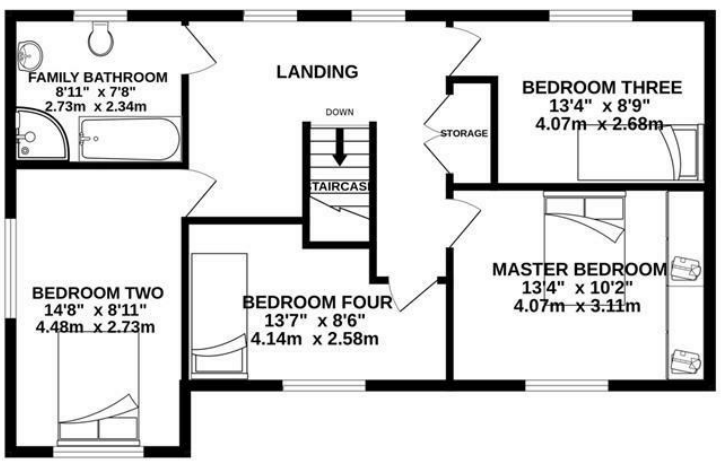


BEN ROSE

GROUND FLOOR
876 sq.ft. (81.4 sq.m.) approx.

1ST FLOOR
712 sq.ft. (66.2 sq.m.) approx.

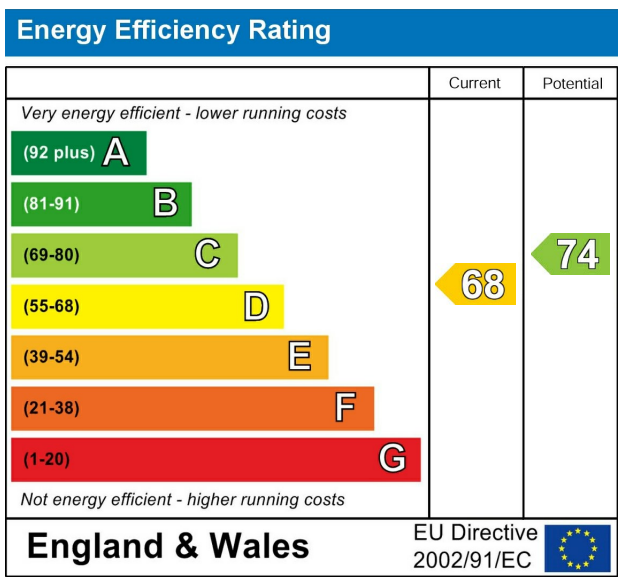


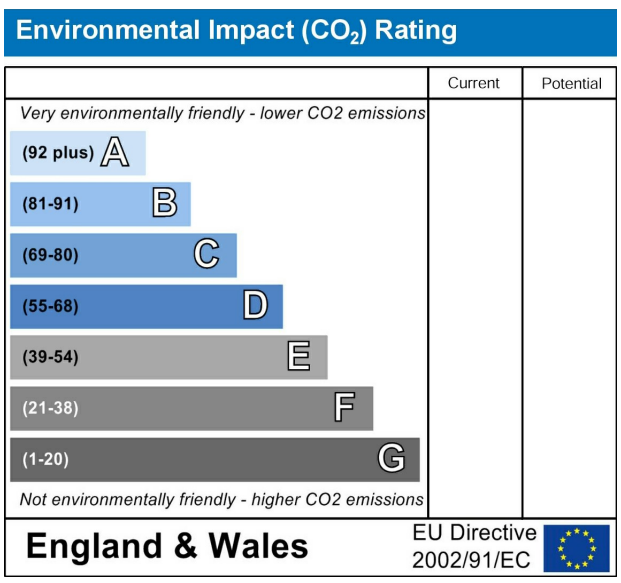


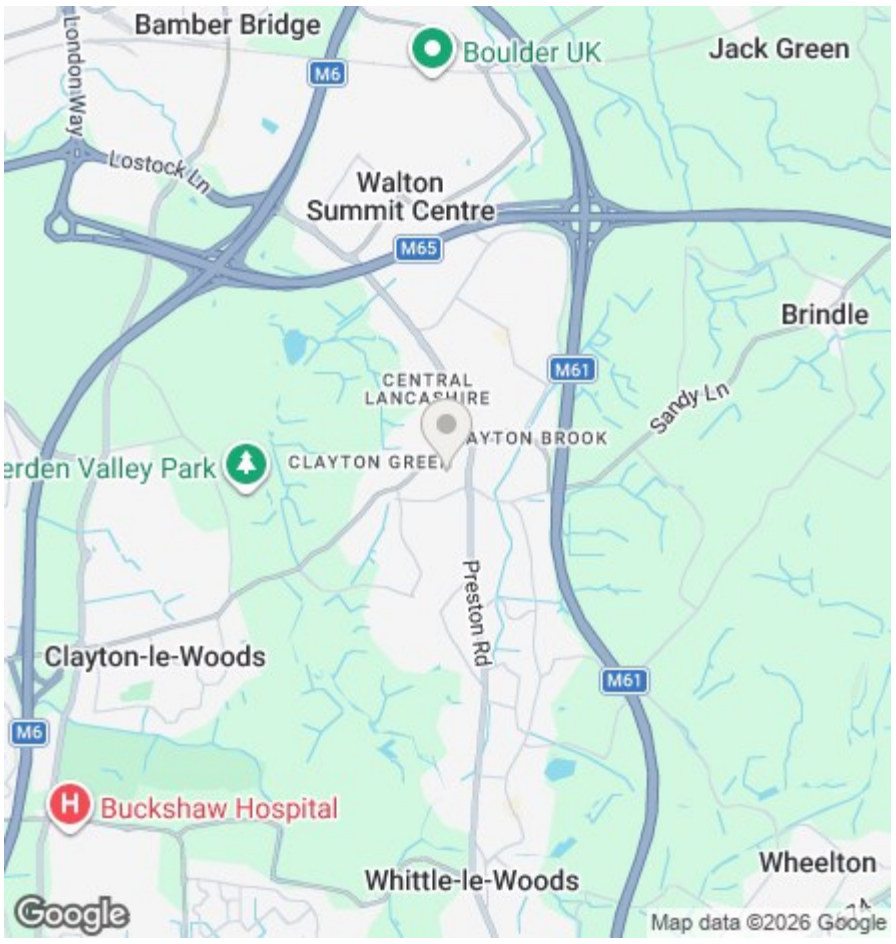
TOTAL FLOOR AREA : 1588 sq.ft. (147.6 sq.m.) approx.

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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