

BEN ROSE



Dawbers Lane, Euxton, Chorley

Offers Over £459,995

Ben Rose Estate Agents are pleased to present to the market this stunning 3/4 bedroom true bungalow situated on the ever-popular and sought-after Dawbers Ln, Euxton. This beautiful home offers ample outdoor space with multiple gardens and a gated driveway leading up. It offers easy access to nearby towns such as Chorley and Leyland and is near to local amenities such as shops and restaurants. There are also excellent travel links.

As you step inside, the entrance hall provides access to the majority of rooms throughout the home. To the far side of the home, you'll find the main lounge, a spacious room with a feature fireplace and a bay fronted window, offering a cozy atmosphere. Continuing through the hallway, you'll discover three generously sized double bedrooms, with the master bedroom boasting a fitted wardrobe and cupboard space. Additionally, the second lounge provides an inviting space to relax, complete with another feature fireplace and bay window. This room also has the potential to be used as a fourth bedroom. Moving back into the hall, you'll find the modern four piece family bathroom with a freestanding bath and separate shower.

The true highlight of the ground floor is the stunning open-plan kitchen/dining room. The kitchen, supplied by Wren Kitchens just two years ago, features modern appliances and a unique pitched roof design. From here, you can enjoy a beautiful view of the garden. The dining room offers ample space for a dining table and features yet another fireplace with a log burner, creating a warm and inviting atmosphere. It also provides easy access to the rear garden through sliding doors.

Moving on to the exterior, the property boasts a large gated driveway with space for multiple vehicles, ensuring convenient parking for you and your guests. The home is surrounded by multiple lawns, including one near the entrance and another in front of the property. You'll appreciate the sense of seclusion, as the home is not overlooked and even has a field located next to it. The rear garden is thoughtfully designed with easy maintenance in mind, featuring flagging throughout. Here, you'll find a garage, a covered seating/patio area, a treehouse for the kids, and even a stunning outdoor pizza oven, making this space ideal for both relaxation and entertaining.

In summary, this property offers a modern standard throughout, multiple gardens, and the potential for a fourth bedroom. The flexible layout can be reconfigured to suit your needs, offering plenty of potential to create your dream home. Don't miss the opportunity to make this secluded and charming family home your own.









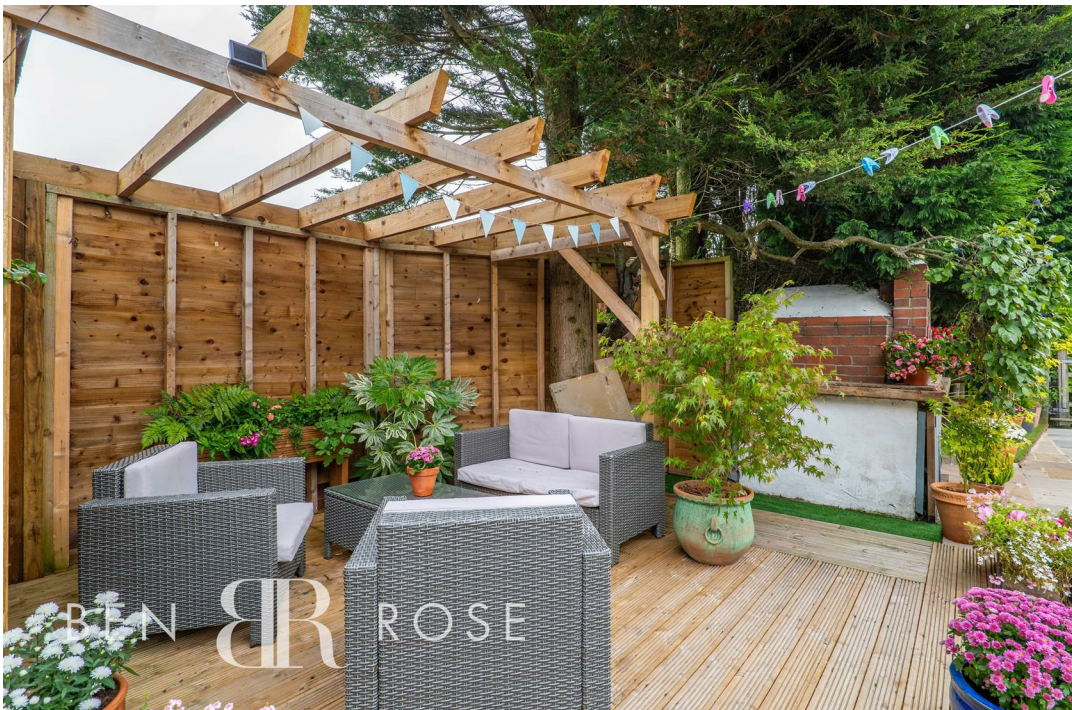




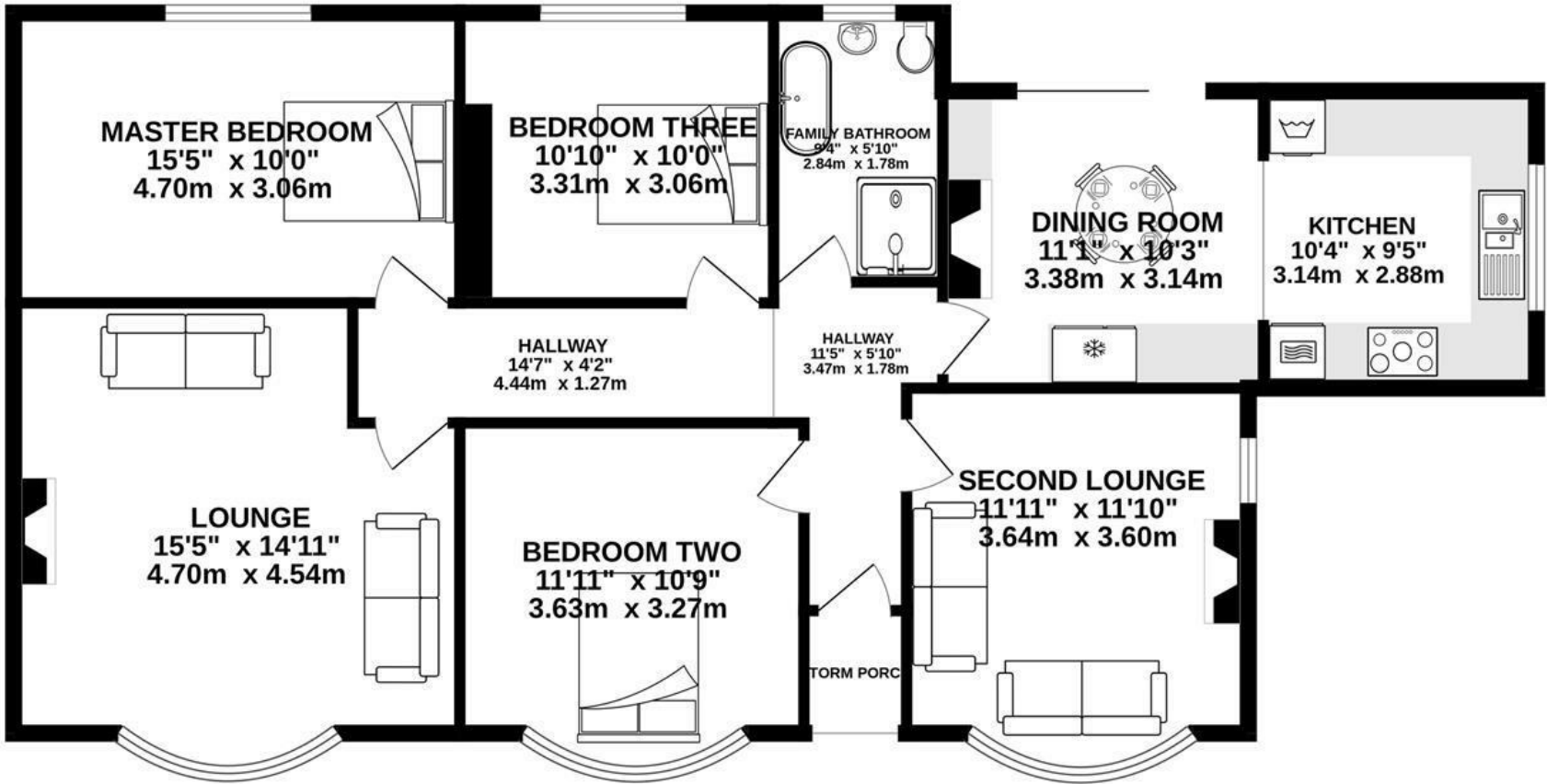








GROUND FLOOR
1139 sq.ft. (105.8 sq.m.) approx.



TOTAL FLOOR AREA : 1139 sq.ft. (105.8 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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	
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		

