



Fairview Drive, Adlington, Chorley

Offers Over £449,995

Ben Rose Estate Agents are pleased to present to market this minimalist, ultra-modern, five-bedroom detached property set over three floors with No Onwards Chain, in the charming village of Adlington. This stunning family home has been continually renovated over the years, boasting a Mediterranean-style garden with a pool and a unique outdoor office. It is conveniently located near local village amenities such as shops and cafes, and only a short drive from the picturesque walks in Rivington. The home is also just a ten-minute drive from the town of Chorley and benefits from excellent travel links right on its doorstep.

As you enter the ground floor, you are greeted by a reception hall with an open staircase and elegant tile flooring that flows throughout the level. To your left, the spacious front lounge features an electric fireplace and patio doors that open to the garden, creating a seamless flow. The sublime and sleek kitchen/dining room showcases a minimalist German-fitted kitchen with clean-cut lines, modern Neff appliances, a Quooker tap, and beautiful Corian worktops. The dining area accommodates a large family dining table, and the convenient utility room is located just off the kitchen. The kitchen area has been extended to include a lovely picture window and sliding doors that open to the garden - perfect for indoor and outdoor living. The property also benefits from having underfloor heating throughout the bottom floor.

Moving to the first floor, you find an open landing area leading to three of the five bedrooms. The master bedroom is a true retreat, featuring fitted wardrobes and a private en-suite. Bedrooms four and five also have integrated storage, with bedroom five offering the potential to be used as a home office. The modern four-piece family bathroom/wet-room boasts a freestanding bath and an integrated TV, providing a luxurious space to unwind.

On the second floor, a landing area that can be utilized as a study, leads to bedrooms two and three. Both rooms benefit from dual aspect windows and fitted wardrobes, sharing a Jack & Jill en-suite that enhances their functionality and convenience.

The exterior of the home is equally impressive, with a driveway to the side providing space for up to four cars, leading to a detached double garage with two electric roller shutter doors and loft storage. The ultra-modern rear garden has been beautifully landscaped to create a Mediterranean ambiance, featuring a large decked patio area that leads down to another open seating area with lush plants and comfortable outdoor seating. The highlight of this space is the pool with a water fountain, positioned beneath a stunning outdoor office space that seems to float above. The unique cube-shaped office beautifully connects the interior style to the outdoors and is accessible via a footbridge over the pool. It is also insulated with LED lighting and offers a serene view of the garden and pool.

In summary, this exceptional property offers a perfect blend of modern luxury and practical living, set in a desirable location with superb amenities and travel links.

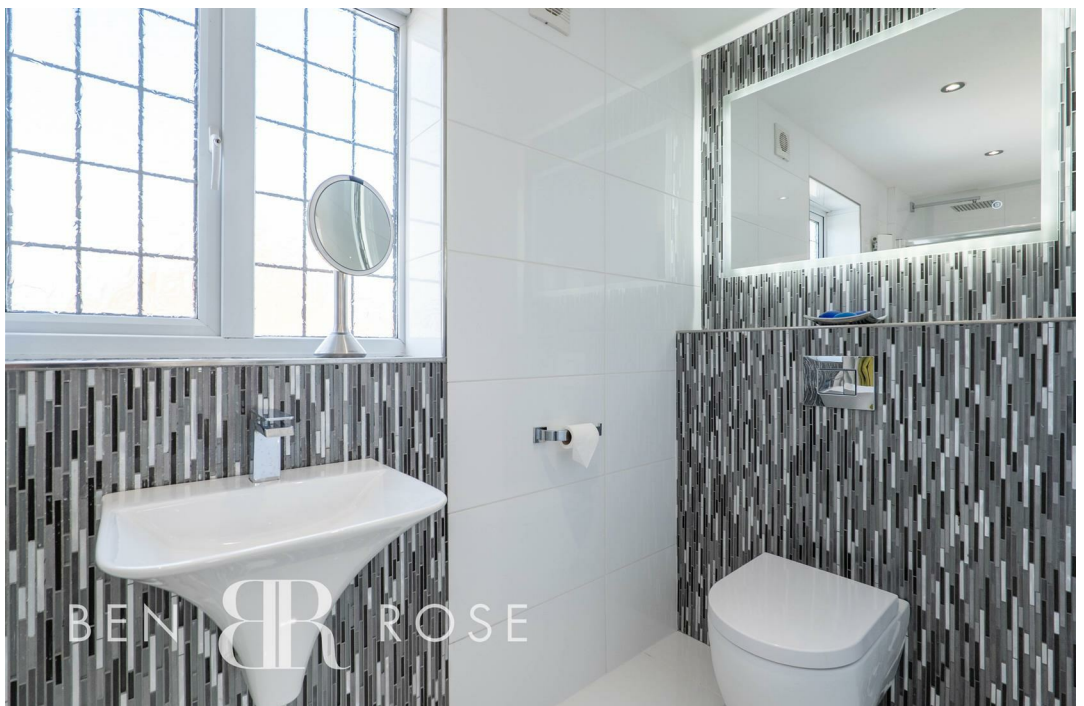
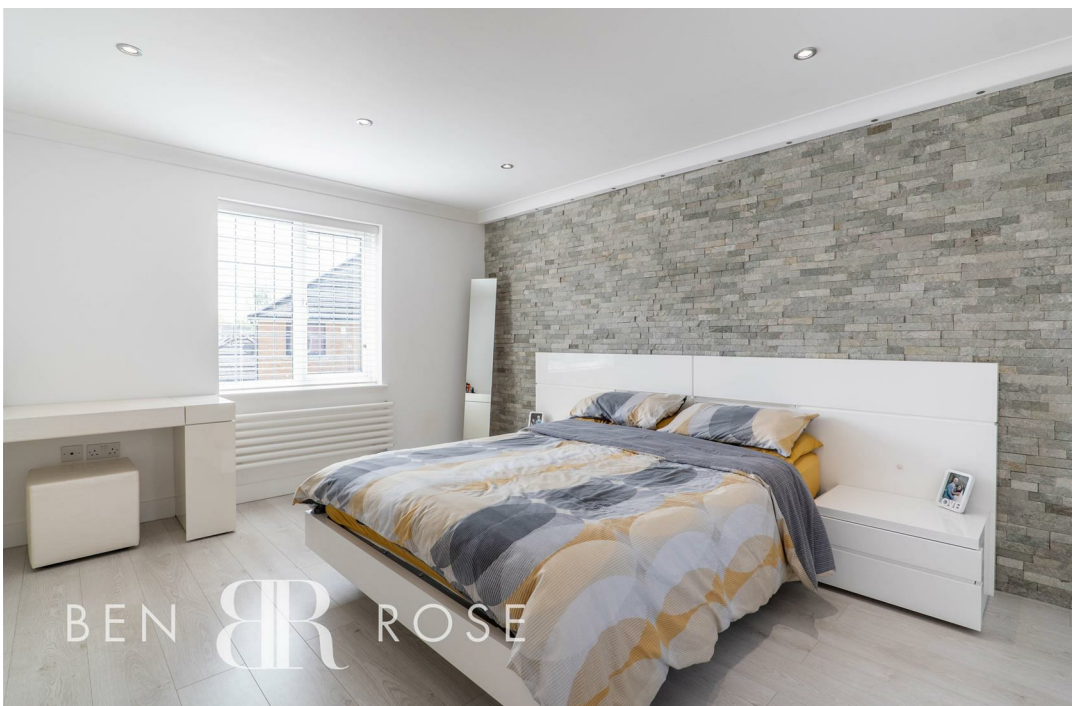
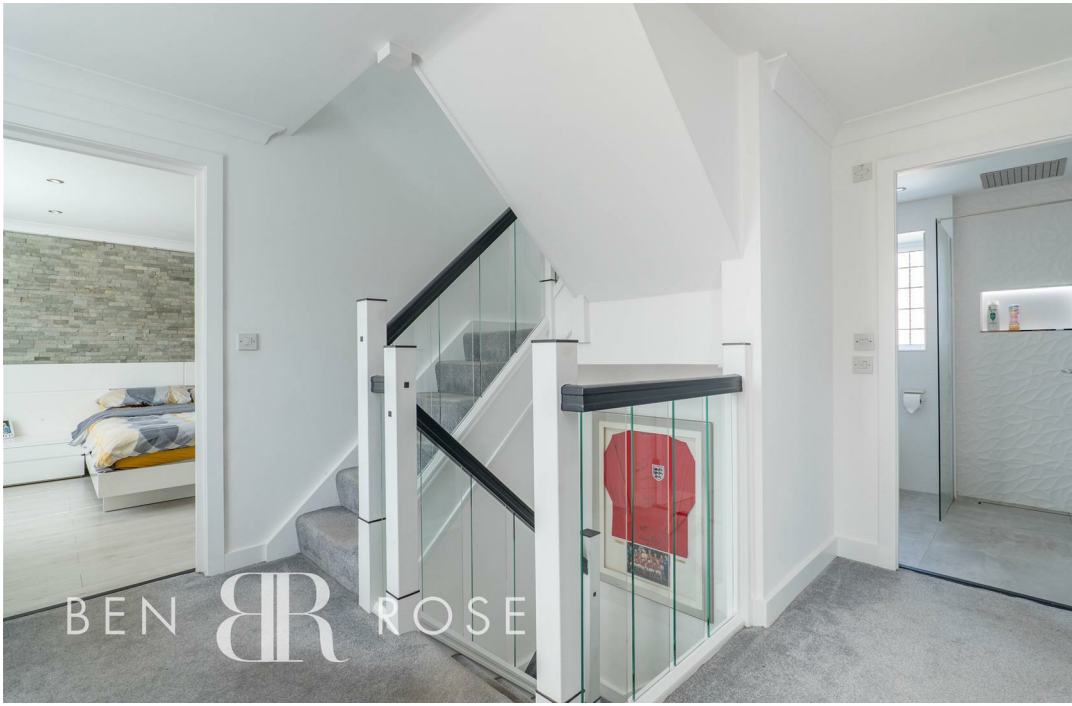










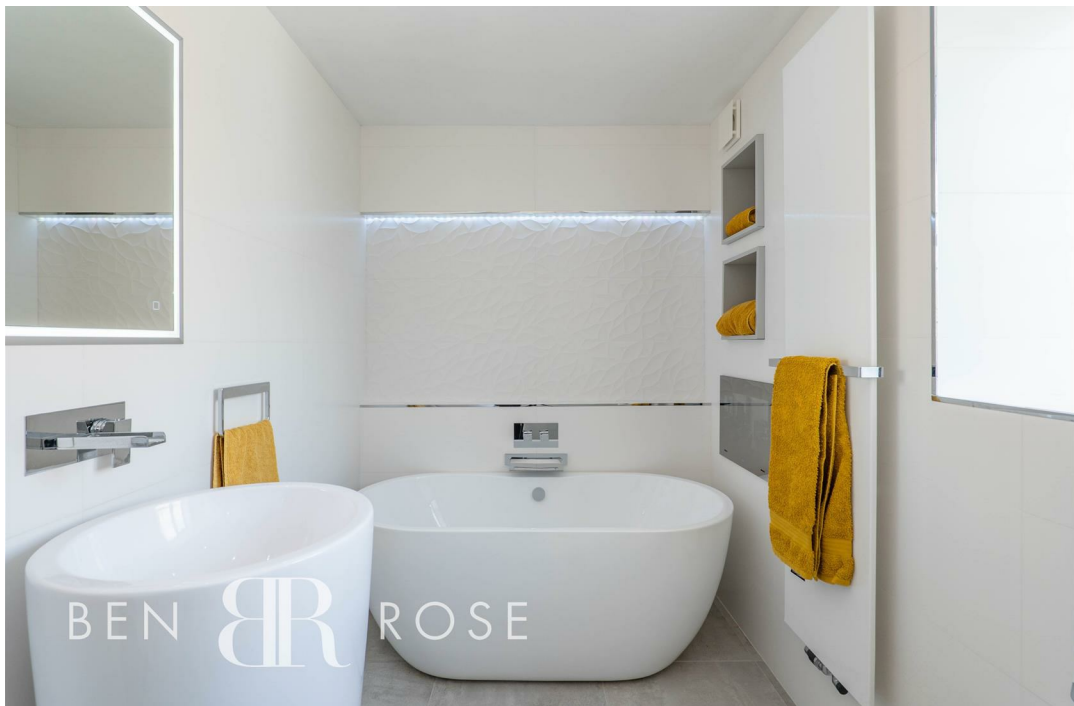












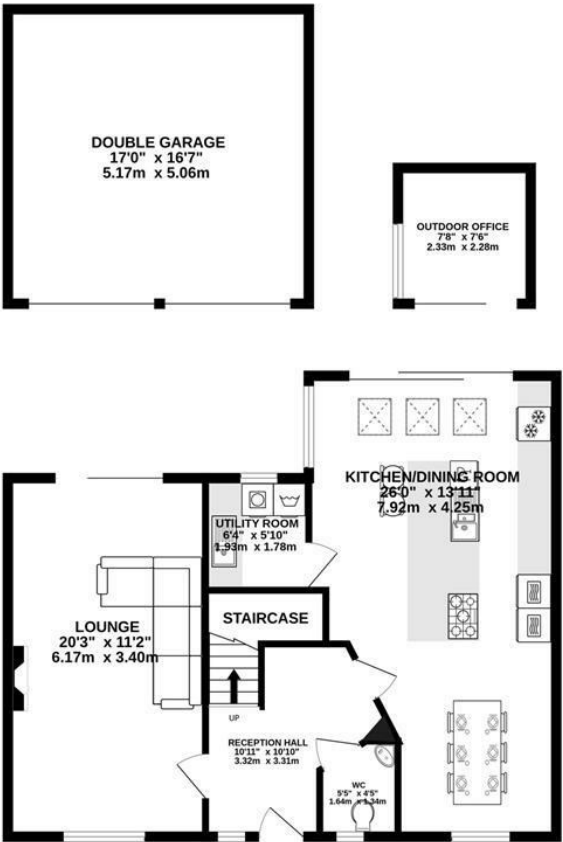




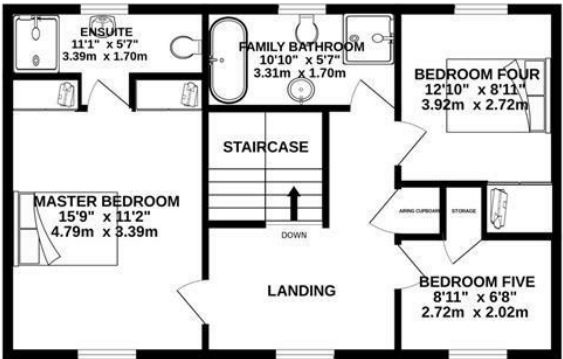


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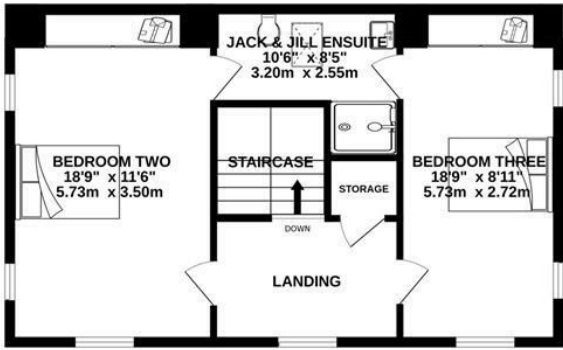
GROUND FLOOR
1042 sq.ft. (96.8 sq.m.) approx.



1ST FLOOR
603 sq.ft. (56.0 sq.m.) approx.



2ND FLOOR
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 2214 sq.ft. (205.7 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	72
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	

