BEN ROSE



Sutton Grove, Chorley

Offers Over £324,995

Ben Rose Estate Agents are pleased to present to market this beautifully renovated and thoughtfully extended three bedroom detached bungalow, positioned within a quiet cul-de-sac setting in Chorley. Having undergone a complete renovation and significant extension, the property now offers a superb blend of contemporary living, versatile accommodation and attractive outdoor space, making it an ideal choice for families seeking a home that is ready to move straight into. The position is equally appealing, with Chorley town centre offering a wide range of everyday amenities, shops, cafés, restaurants, leisure facilities and local schools, whilst the surrounding area provides an excellent balance of convenience and countryside. For commuters, Chorley railway station provides regular services towards destinations including Manchester, Preston and Blackpool, with Chorley bus station also providing a variety of local and regional connections. The property is also ideally placed for road links, with easy access towards the M61, M6 and M65, providing convenient connections across Lancashire and towards Manchester, Preston and beyond. Nearby attractions such as Astley Park and the historic Astley Hall, together with Yarrow Valley Country Park, provide fantastic opportunities for family walks and days out, further adding to the appeal of this desirable Lancashire location.

Stepping inside, a welcoming porch leads through into the main reception hallway, which provides access to the majority of the accommodation and immediately gives a sense of the property's generous and versatile layout. Towards the front is the spacious lounge, where a wonderful dual aspect allows natural light to flood the room, with a striking floor-to-ceiling window overlooking the front and offering partial views across the nearby valley. The lounge flows naturally into the impressive open-plan kitchen/diner, creating a fantastic sociable heart to the home. The newly installed kitchen has been finished to a modern standard and features a range of integrated appliances, alongside a breakfast bar which provides an ideal spot for casual dining. There is also ample room for a family dining table, making this a superb space for both everyday family life and entertaining. Continuing towards the rear, there are three well-proportioned bedrooms. The principal bedroom forms part of the rear extension and offers a generous dressing area with fitted wardrobes, together with the added luxury of sliding doors opening directly onto the garden. Bedroom two is particularly versatile, currently being utilised as a snug by the vendors, whilst also benefiting from its own utility room and shower room. With sliding doors leading directly outside, this section of the property offers excellent flexibility and could potentially lend itself to annex-style accommodation, subject to any necessary consents. Completing the accommodation is the newly installed four-piece family bathroom, beautifully presented with a separate shower cubicle and bath.

Externally, the property continues to impress, with a generous front driveway providing off-road parking for up to three cars and leading towards the former garage, which has now been cleverly divided to provide useful additional accommodation. The remaining section forms a practical storage room, whilst the other half houses the utility room and shower room accessed from bedroom two, further enhancing the versatility of the home. The front also benefits from a pleasant seating area and lawn, creating an attractive approach to the property. To the rear is a fully landscaped garden designed with ease of maintenance in mind, with stone flags laid throughout, complemented by established planting beds and a dedicated seating area positioned towards the far corner. The garden enjoys a good degree of privacy, providing an excellent setting for outdoor dining, relaxing or entertaining during the warmer months. Combining a stylish complete renovation, substantial extension, versatile accommodation, potential annex use, generous parking and a beautifully landscaped private garden, all within a peaceful cul-de-sac setting, this is a superb family home that offers far more than first meets the eye and is sure to appeal to a wide range of buyers.

Please note the two photos of the views in the listing were taken in 2022.




Grandchildren Spoilt Here!
FAMILY
HOME











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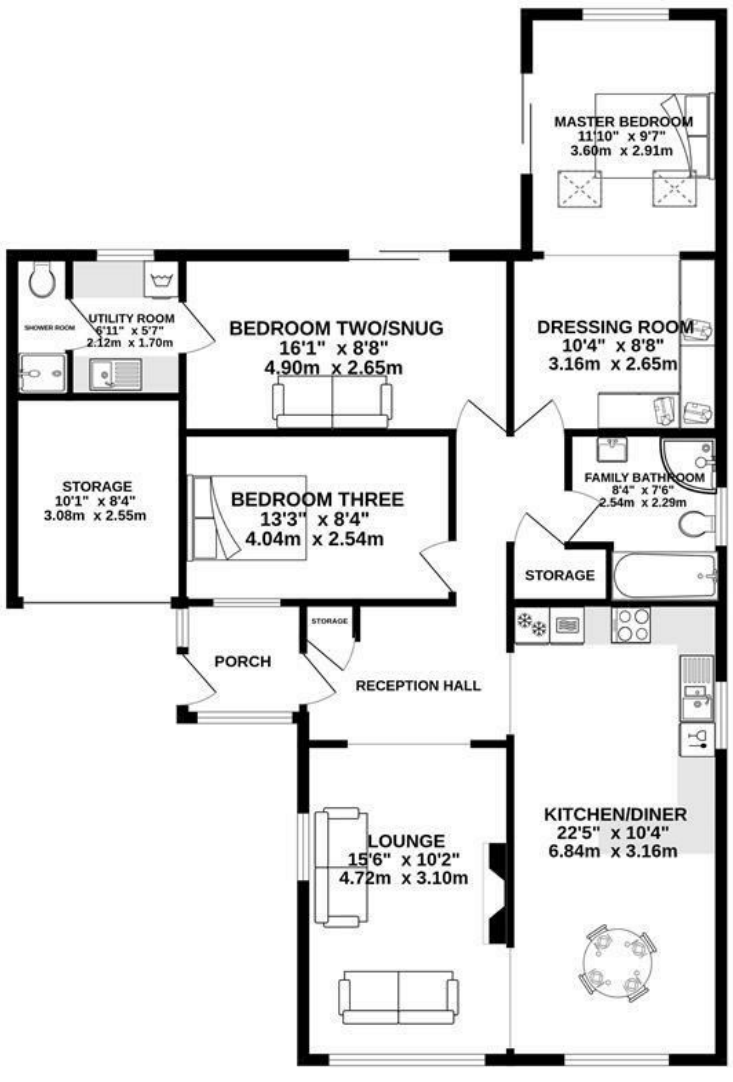




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GROUND FLOOR
1195 sq.ft. (111.0 sq.m.) approx.



TOTAL FLOOR AREA : 1195 sq.ft. (111.0 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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