



Prestwick Close, Buckshaw Village, Chorley

Offers Over £474,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented five-bedroom detached family home, set over three floors and located in the highly sought-after Buckshaw Village. This double-fronted property offers versatile living throughout, making it an ideal purchase for growing families looking for a home with both space and flexibility. Buckshaw Village itself is a thriving community, with an excellent range of local shops, schools, and leisure facilities all within walking distance. The area benefits from superb travel links, with Buckshaw Parkway railway station offering direct services to Manchester, Preston, and beyond, whilst the M6, M61, and M65 motorways are only a short drive away, ensuring easy access to nearby towns and cities such as Chorley, Leyland, and Preston.

Stepping through the welcoming reception hall, you are greeted with access to the majority of the ground floor rooms. To the front sits the generously sized lounge, complete with a charming log burner and a large bay-fronted window that floods the room with natural light. Opposite, the separate dining room also benefits from a bay-fronted window, providing a bright and elegant space for formal meals or family gatherings. To the rear of the property lies the heart of the home – a stunning open-plan kitchen, dining, and snug area. The kitchen is fitted with a range of modern integrated appliances and opens seamlessly into a second dining area, where French doors extend the living space out to the garden. Just off here is a versatile snug, perfect for use as a playroom, office, or relaxation space. Completing the ground floor is a convenient WC.

Moving up to the first floor, you will find four well-proportioned bedrooms. Bedrooms two and three are connected via a stylish Jack & Jill en-suite, providing added practicality for family living. A further two bedrooms can also be found on this floor, along with the contemporary three-piece family bathroom, complete with an over-the-bath shower. Each room has been thoughtfully designed to offer both comfort and functionality, ensuring plenty of space for children, guests, or a home office setup.

The entire top floor of the home is dedicated to the impressive master suite. This spacious retreat boasts fitted wardrobes, a walk-in storage space, and a luxurious four-piece en-suite, featuring both a bath and a separate shower. This private level offers an ideal sanctuary for parents, providing a sense of peace and separation from the rest of the home.

Externally, the property benefits from a generous driveway with parking for up to three vehicles, leading to the former double garage. This has since been adapted into a part store room and a rear gym, though it can easily be converted back to a full double garage if required. To the rear, a beautifully landscaped garden awaits, featuring an Indian stone seating area that flows onto a low-maintenance artificial lawn bordered by mature planting – the perfect space for outdoor entertaining or family play.

In summary, this is a versatile and well-presented home that combines spacious interiors with excellent surroundings, making it a superb choice for families seeking a long-term home in Buckshaw Village.























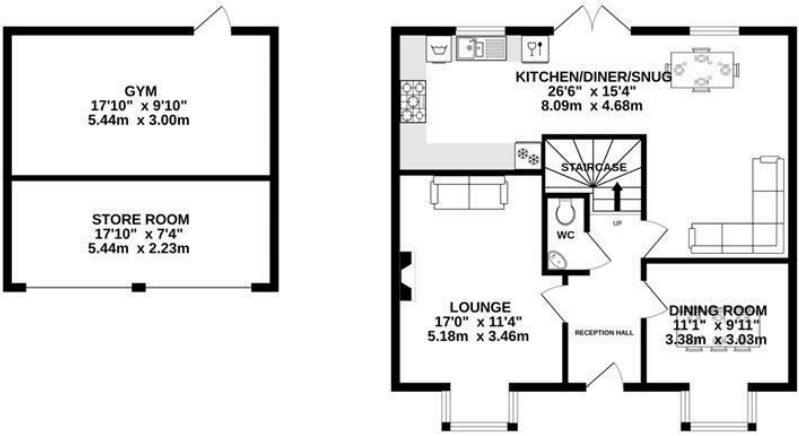




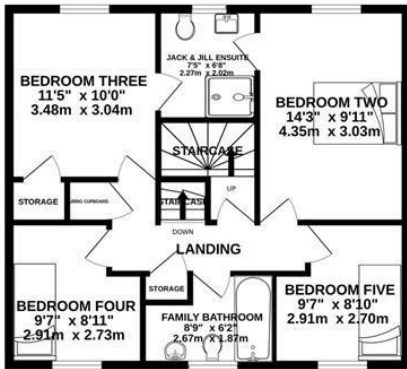


BEN ROSE

GROUND FLOOR
958 sq.ft. (89.0 sq.m.) approx.



1ST FLOOR
632 sq.ft. (58.7 sq.m.) approx.



2ND FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 2048 sq.ft. (190.3 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	82	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		
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		

