BEN ROSE



Colyton Close, Chorley

Offers Over £359,995

Ben Rose Estate Agents are pleased to present to market this attractive four-bedroom detached family home, tucked away within a quiet cul-de-sac in Chorley. Offering generous living accommodation, a practical layout and a particularly impressive south-facing rear garden, this property is ideally suited to growing families looking for a home with plenty of space both inside and out. The location provides convenient access to Chorley town centre, where a variety of shops, supermarkets, cafés, restaurants and everyday amenities can be found. Chorley railway station offers regular services towards Preston and Manchester, while the nearby M6, M61 and M65 provide excellent commuter links across the North West. There are also a selection of well-regarded schools, leisure facilities and green spaces within the surrounding area, including Astley Park and Yarrow Valley Country Park, making this a fantastic location for families.

Stepping inside, the welcoming reception hall provides access to the ground floor, with the staircase rising to the first floor and a convenient WC neatly positioned beneath. From here, you can enter the spacious lounge, which enjoys plenty of natural light courtesy of a front-facing box-bay window, while a feature fireplace creates an attractive focal point to the room. French doors at the rear then open into the impressive open-plan kitchen and dining room, which spans the full width of the property and provides an excellent space for both everyday family life and entertaining. The kitchen is fitted with a range of units and benefits from an integrated fridge and microwave, alongside a breakfast bar with seating for several people. The adjoining dining area comfortably accommodates a large family dining table and enjoys direct access out to the rear garden, creating a lovely connection between the indoor and outdoor living spaces.

Moving upstairs, the first floor continues to offer excellent accommodation with four well-proportioned bedrooms. The master bedroom benefits from its own three-piece en-suite shower room, providing a convenient degree of privacy, while bedrooms two and three both feature fitted wardrobes, offering useful integrated storage. The remaining bedroom provides further flexibility, whether required for children, guests or perhaps a dedicated home office. Completing the accommodation is a three-piece family bathroom, fitted with an over-the-bath shower to cater for the needs of a busy household.

Externally, the property is positioned at the end of a peaceful cul-de-sac and benefits from a driveway providing off-road parking for two vehicles, leading to the integral garage. The garage features an electrically operated door and also incorporates a useful utility area, complete with plumbing for a washing machine. To the rear, the home truly comes into its own with a generously sized south-facing corner plot garden, offering a wonderful outdoor space for the whole family to enjoy. A well-maintained lawn is bordered by mature trees and established hedging, providing a good degree of privacy, while several seating areas create ideal spots for relaxing, entertaining or enjoying the sunshine. There is also a separate area which would lend itself perfectly to a kitchen garden for those who enjoy growing their own produce. Adding further versatility is the garden room, which is currently fitted with a bar and benefits from power and lighting, making it an excellent space for entertaining, hobbies or additional relaxation. With its generous proportions, versatile accommodation, peaceful setting and superb garden, this is a fantastic opportunity to acquire a well-rounded family home in a sought-after Chorley location, with the added benefit of lovely views towards Healey Nab.















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FAIRY

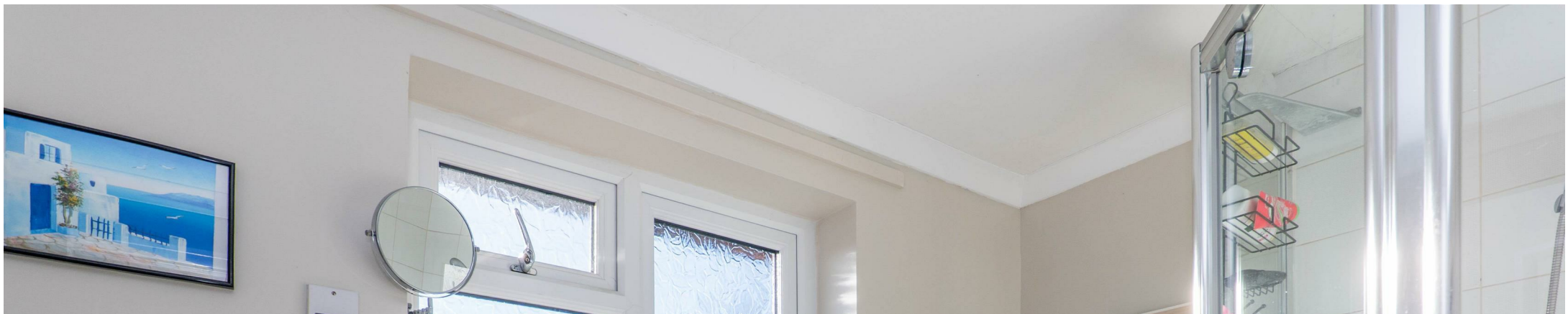

Carex










Bathroom


Bathroom













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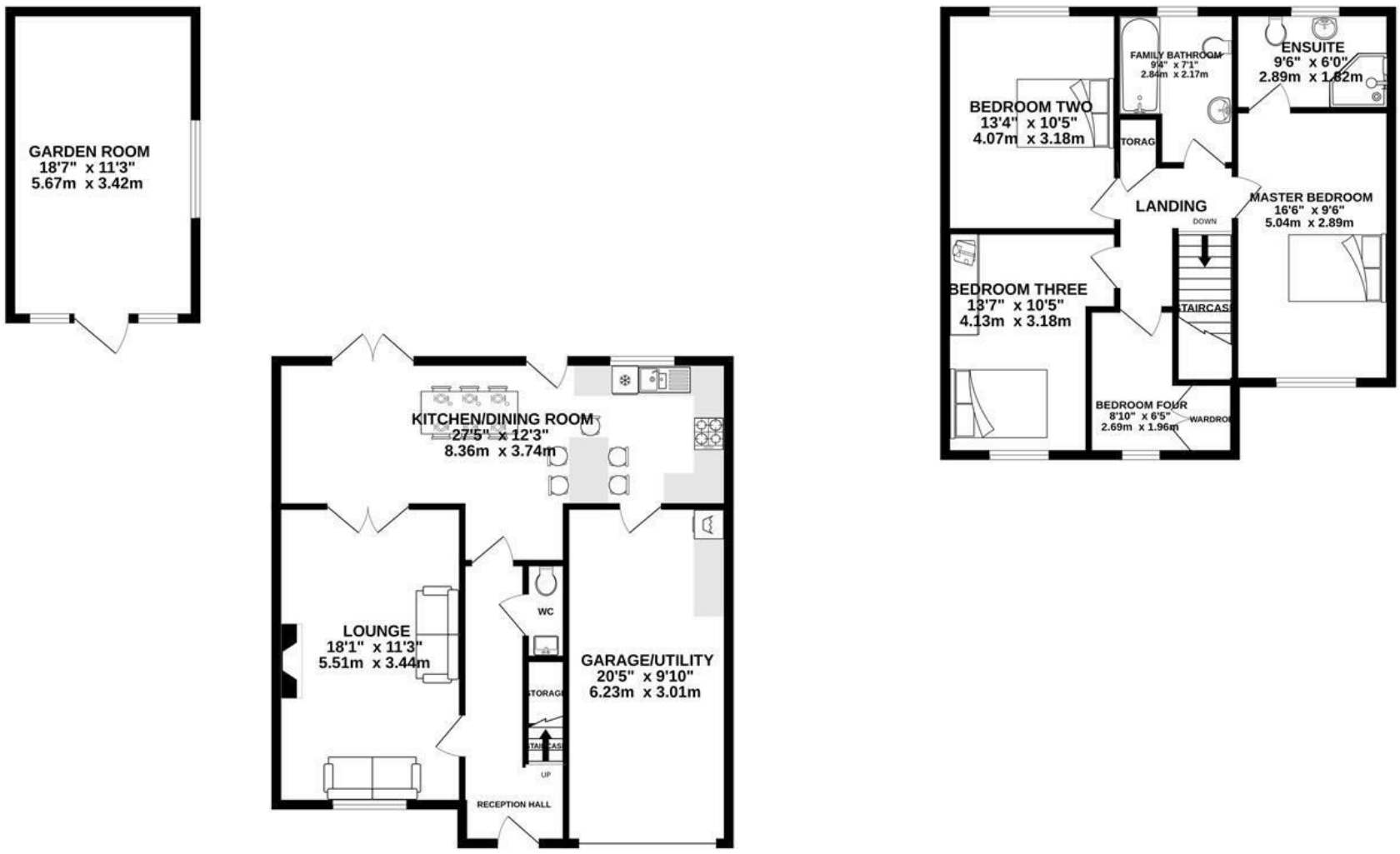



HE BAR
The Gin Bar Let the Fun be gin

BEN ROSE

GROUND FLOOR
979 sq.ft. (91.0 sq.m.) approx.

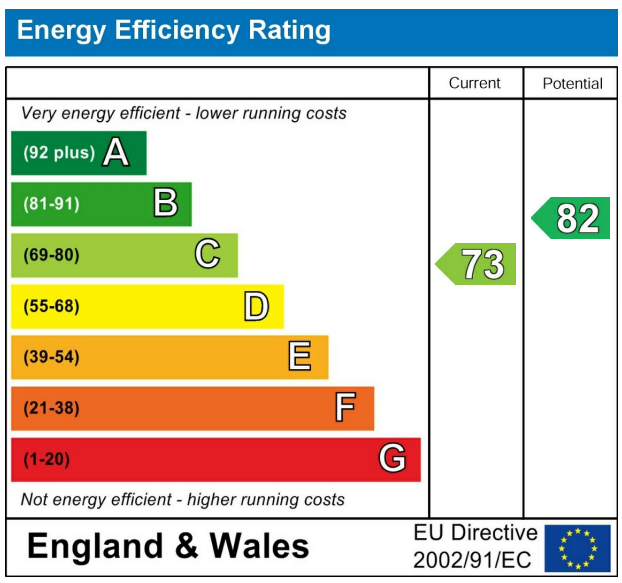
1ST FLOOR
686 sq.ft. (63.7 sq.m.) approx.

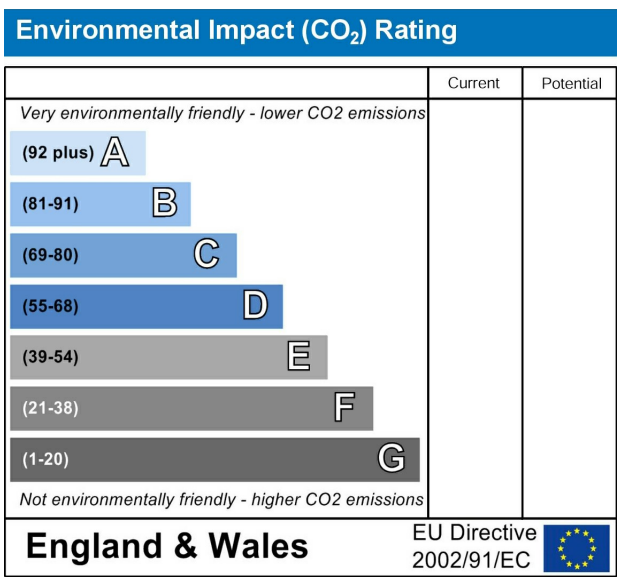


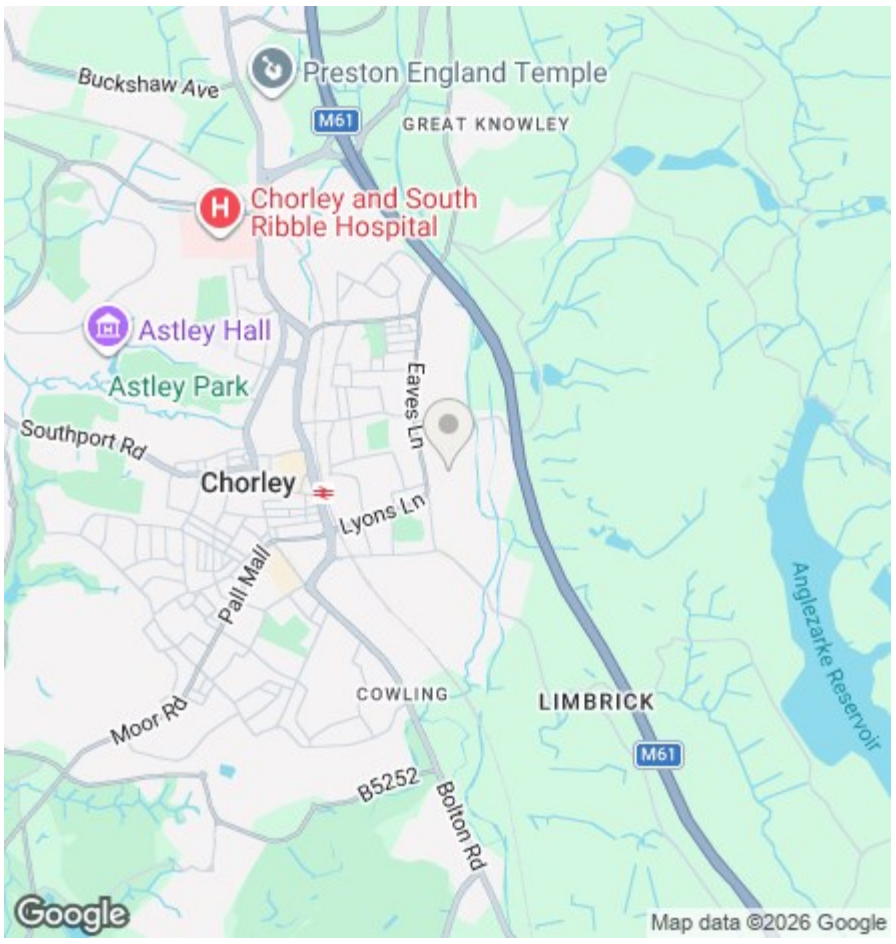
TOTAL FLOOR AREA : 1665 sq.ft. (154.7 sq.m.) approx.

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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