



Judeland, Chorley

Offers Over £399,995

Ben Rose Estate Agents are pleased to present to market this lovely four-bedroom detached property situated on a sought-after cul-de-sac in Astley Village, Chorley. This ideal family home offers easy access to a nearby park and Astley Park located just across the road. The area boasts local supermarkets, excellent travel links via local bus routes and motorways, and both Chorley and Euxton train stations, making commuting a breeze. Additionally, Chorley town centre, local schools, and various amenities are right on the doorstep, providing everything a family needs within close proximity.

Upon entering the home, you are welcomed by a spacious reception hall featuring an open staircase and a convenient WC just off. The ground floor boasts a generous lounge that spans the length of the home, complete with a charming fireplace and patio doors leading out to the rear garden. The open-plan kitchen/breakfast room is a highlight, featuring integrated appliances such as a dishwasher, oven, and hob, alongside a breakfast bar that seats up to four. The bespoke kitchen is complemented by granite worktops and a matching utility room that provides internal access to the double garage. Additionally, the ground floor offers a versatile family dining room, perfect for a variety of uses.

Ascending to the first floor, you will find four well-proportioned bedrooms. Bedroom three benefits from fitted wardrobes, while bedroom four features integrated desk space and additional storage, making it ideal for a home office or study area. The first floor is serviced by a three-piece family bathroom, which includes an over-the-bath shower, providing a comfortable space for all family members.

Externally, the property features a driveway with space for two cars, leading up to a double garage, providing ample parking and storage options. The rear garden is a beautiful outdoor space, featuring a central lawn and a covered seating area, perfect for outdoor entertaining and relaxation. Additionally, the garden includes a kitchen garden area for those who enjoy planting fruit and vegetables.

This home offers a perfect blend of indoor and outdoor living spaces, making it an ideal choice for families seeking comfort and convenience in a desirable location.





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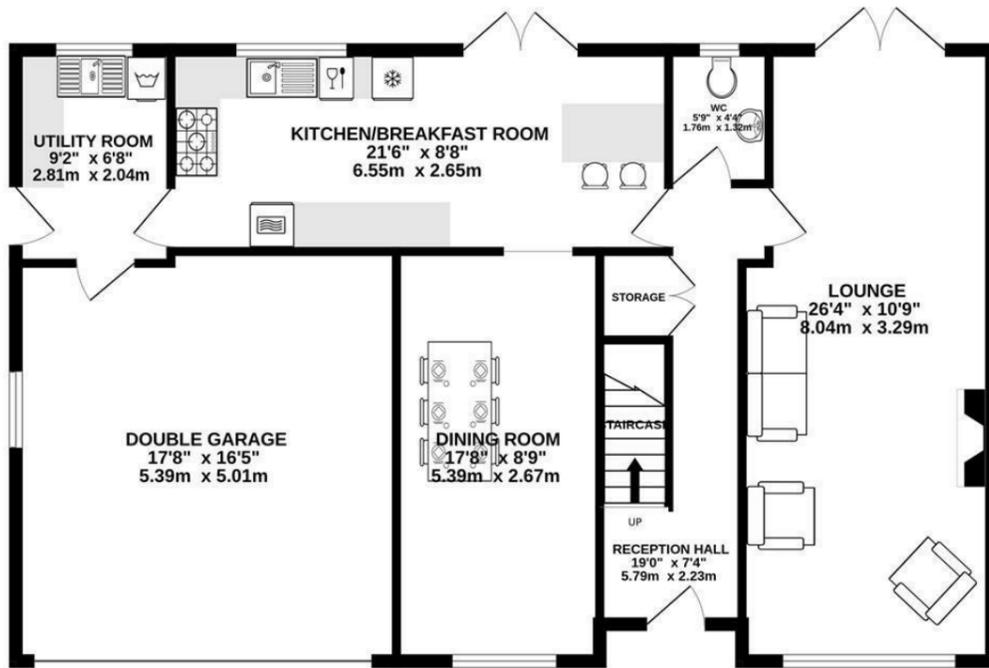








GROUND FLOOR
1096 sq.ft. (101.8 sq.m.) approx.



1ST FLOOR
623 sq.ft. (57.9 sq.m.) approx.

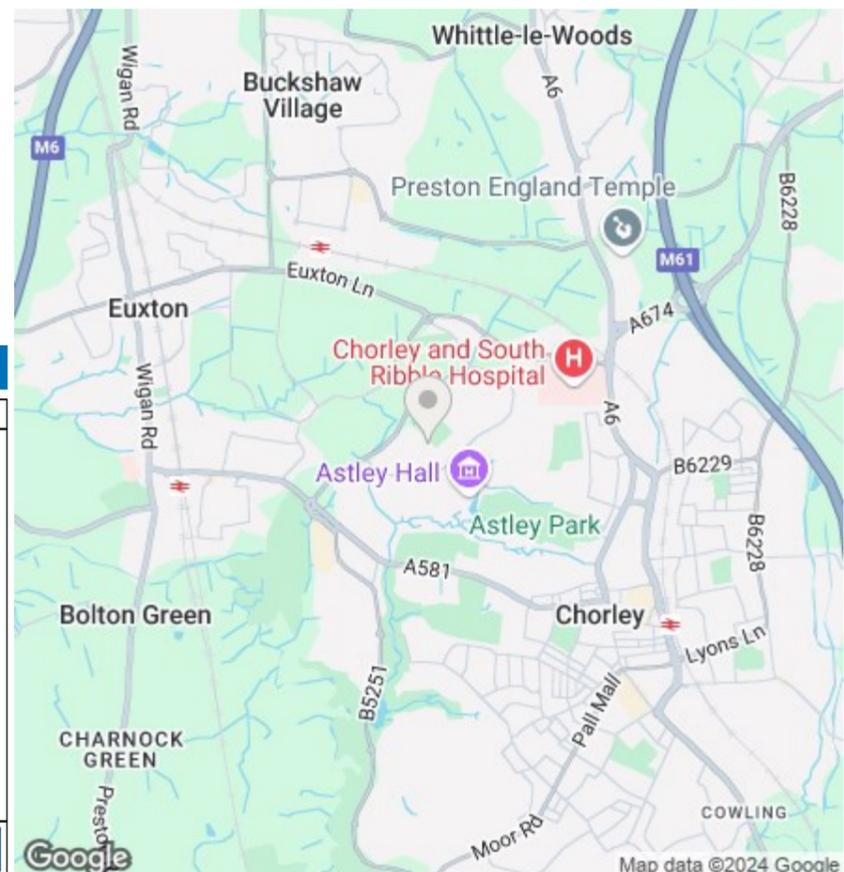


TOTAL FLOOR AREA : 1719 sq.ft. (159.7 sq.m.) approx.

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		
England & Wales	EU Directive 2002/91/EC	

72 80

Environmental Impact (CO₂) 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	