



Dob Brow Close, Charnock Richard, Chorley

Offers Over £549,995

Ben Rose Estate Agents are delighted to market this beautifully presented four bedroom detached family home, tucked away on a peaceful, private cul-de-sac in the highly sought after semi-rural area of Charnock Richard. Perfectly positioned, the property is within easy reach of a wide range of excellent local amenities, including highly regarded schools, five-star rated pubs/eateries, and is also a stone's throw from Yarrow Valley Country Park. Chorley town centre is just a short drive away, offering an array of shops, cafés, and restaurants. The home also benefits from superb transport links, with Chorley train station, regular bus services, and access to the M6 and M61, making commuting easy.

Stepping into the property through the welcoming porch, you are led into the hallway, where a vibrant period-style WC is located alongside a versatile office, featuring a built-in quartz working surface that can accommodate 3 people, making it ideal for home working. Moving through, on the left you will find the stunning open-plan kitchen/dining/family room – a recently extended living space, boasting underfloor heating, that creates the perfect hub for a modern family. The beautiful shaker-style fitted kitchen with granite tops offers great storage and is complemented by a four-seater breakfast bar with integrated wine fridge, dishwasher, and a Belfast sink with Quooker tap. The family area features a stylish media wall and ample space for both a comfortable seating area and a large family dining table. Full-width bi-folding doors open out to the rear garden, creating a seamless indoor-outdoor flow. On the opposite side of the hallway is the spacious lounge, which features a charming log burner fireplace and double patio doors opening onto the rear garden.

Moving upstairs, you will find four well-proportioned double bedrooms, with the master bedroom benefiting from a stylish ensuite shower room. A modern four-piece family bathroom serves the remaining bedrooms and completes this level.

Externally, the home has a private driveway to the front, providing off-road parking for multiple vehicles and access to the single garage. The garage is equipped with power and lighting, with both up-and-over front access and a convenient side door. The front of the property also features a charming, gated patio area—perfect for outdoor dining and relaxation. To the rear is a beautifully landscaped garden, featuring a flagged patio, low-maintenance faux lawn, and a raised decking seating area with a contemporary pergola. Uninterrupted views over the surrounding countryside create an ideal setting for relaxing or entertaining.

Early viewing is highly recommended to truly appreciate the space, quality, and lifestyle this lovely home has to offer, and to avoid potential disappointment.



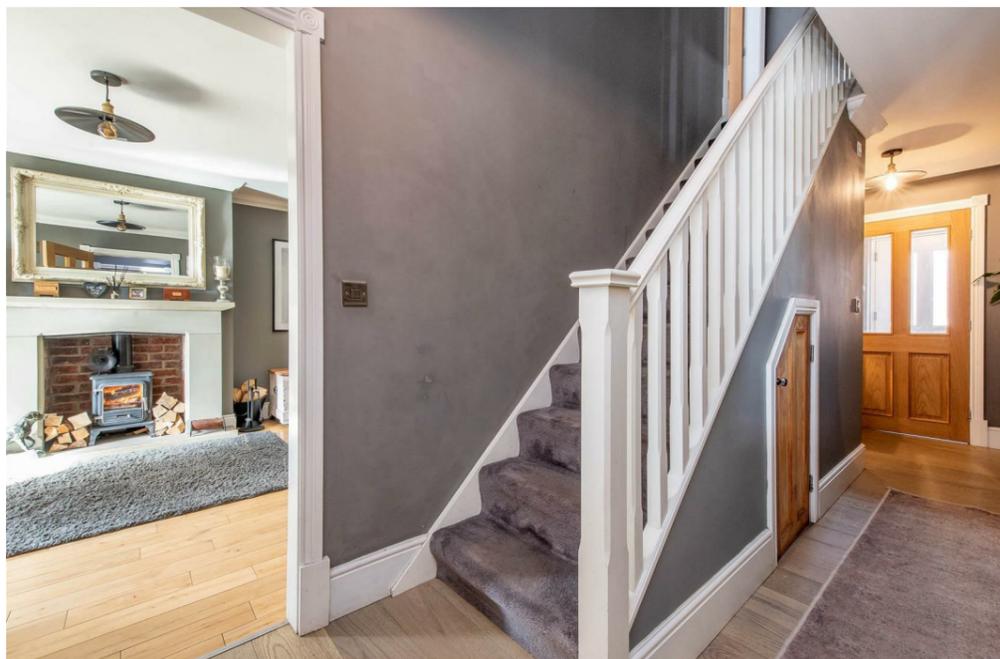








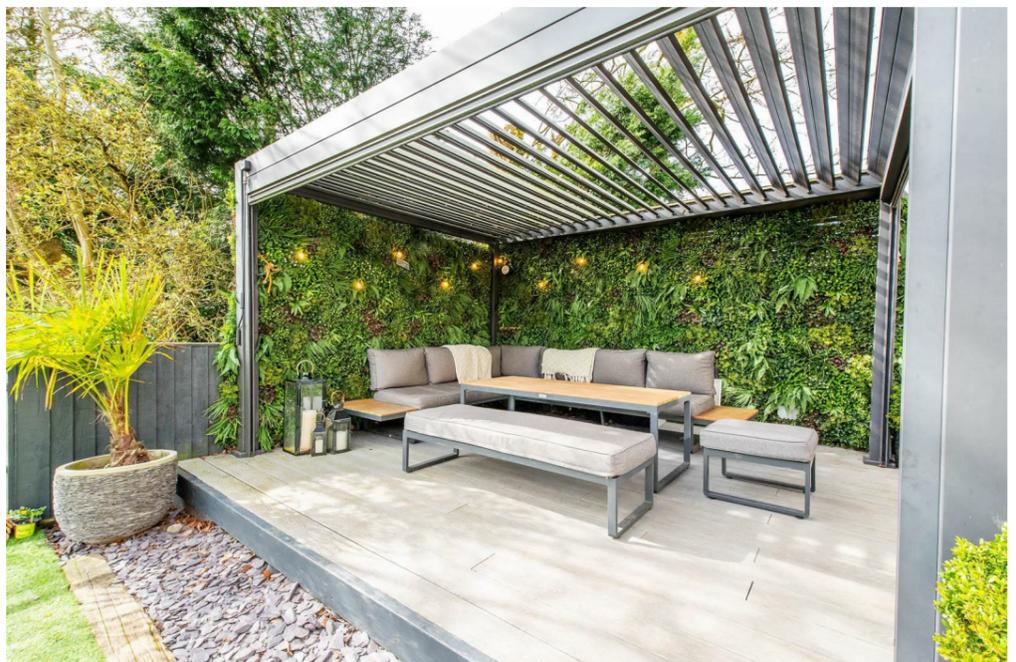










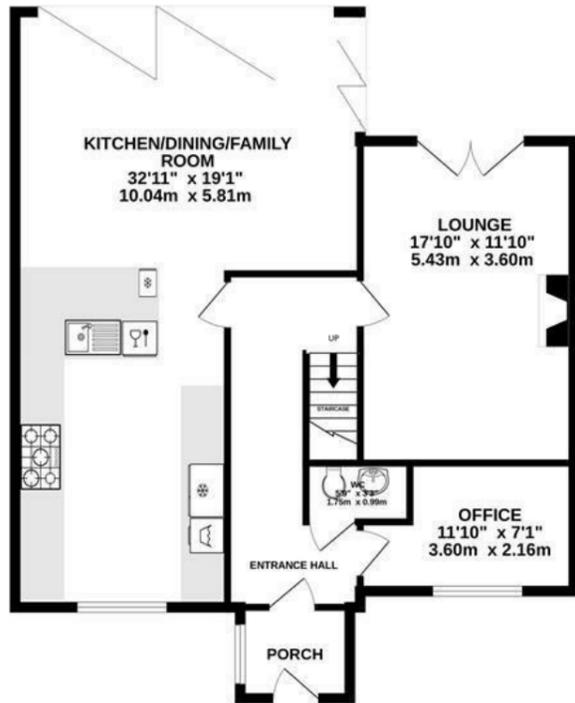




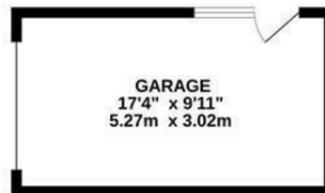
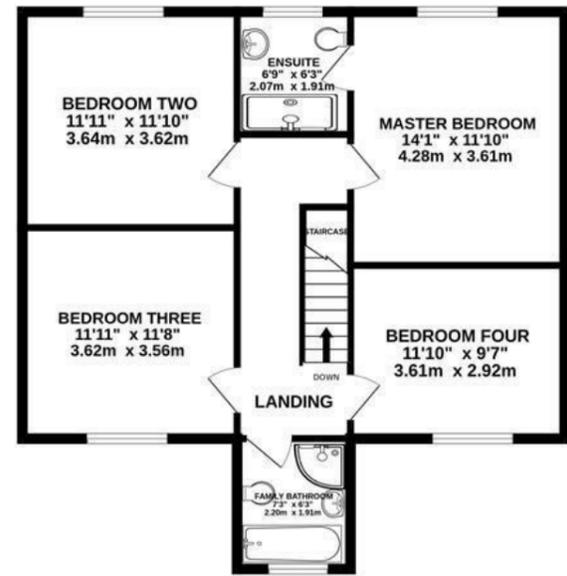




GROUND FLOOR
1117 sq.ft. (103.8 sq.m.) approx.



1ST FLOOR
753 sq.ft. (70.0 sq.m.) approx.

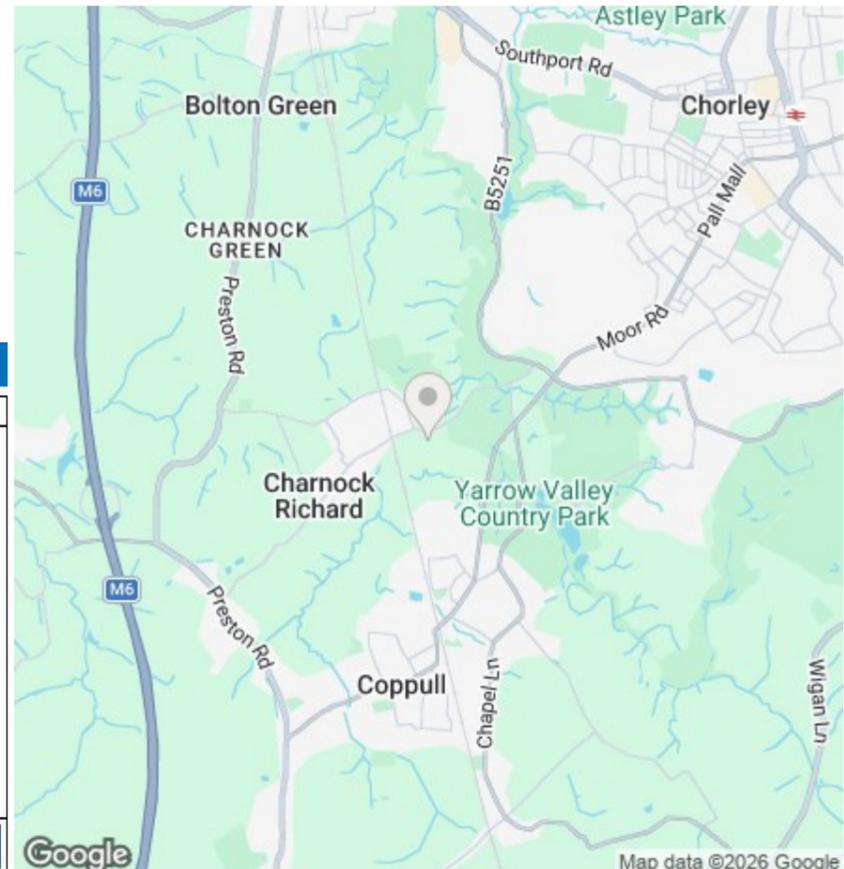


TOTAL FLOOR AREA : 1870 sq.ft. (173.8 sq.m.) approx.

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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



| 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 | | |

| 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 | | |