



## Dorset Drive, Buckshaw Village, Chorley

Offers Over £349,995

Ben Rose Estate Agents are delighted to present to the market this beautiful four-bedroom detached home, located in a highly sought-after residential area of Buckshaw Village. Ideally suited to families, the property offers spacious and comfortable living throughout. Perfectly positioned, the home is just a short drive from both Chorley and Leyland and is surrounded by excellent local schools, supermarkets, and amenities. It also benefits from superb transport links via the nearby Buckshaw Parkway train station, as well as easy access to the M6 and M61 motorways. Early viewing is highly recommended to avoid disappointment.

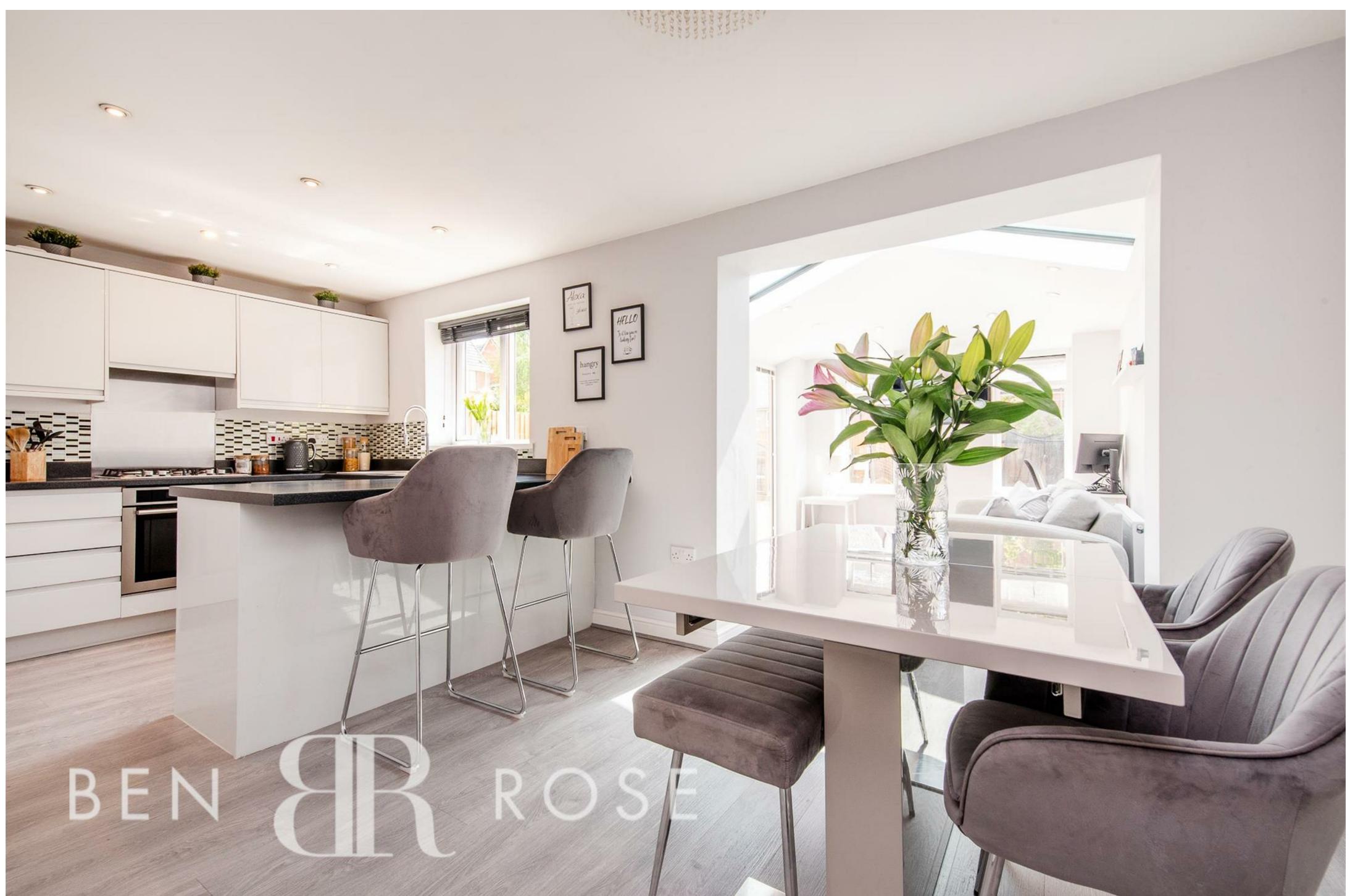
Upon entering the property, you are welcomed by a bright entrance hallway with a staircase leading to the upper level. To the right, you'll find the spacious lounge featuring a large window overlooking the front aspect. Double doors open from the lounge into the impressive open-plan kitchen/diner. This stunning space boasts a contemporary fitted kitchen with integrated fridge, oven, and hob, along with a convenient breakfast bar and ample room for a family dining table. Just off the kitchen, there is a practical utility room that houses an integrated freezer and washing machine. One door provides access to the side of the property, while another offers internal entry to the garage. A conveniently located WC is also accessible from the utility room. The property has been recently extended to include a beautiful garden room - a versatile space currently used as an additional sitting room and office. This room features double patio doors that open out to the rear garden.

Upstairs, you will find four well-proportioned bedrooms. The master bedroom benefits from built-in storage and an en-suite shower room. A modern three-piece family bathroom with an over-the-bath shower completes this level.

Externally, the front of the property offers a private driveway with off-road parking for two vehicles, along with up-and-over access to the attached garage, which is equipped with power and lighting. To the rear, there is a generously sized south-facing garden, mainly laid to lawn, with a flagged patio and a raised decking area - perfect for relaxing or entertaining.



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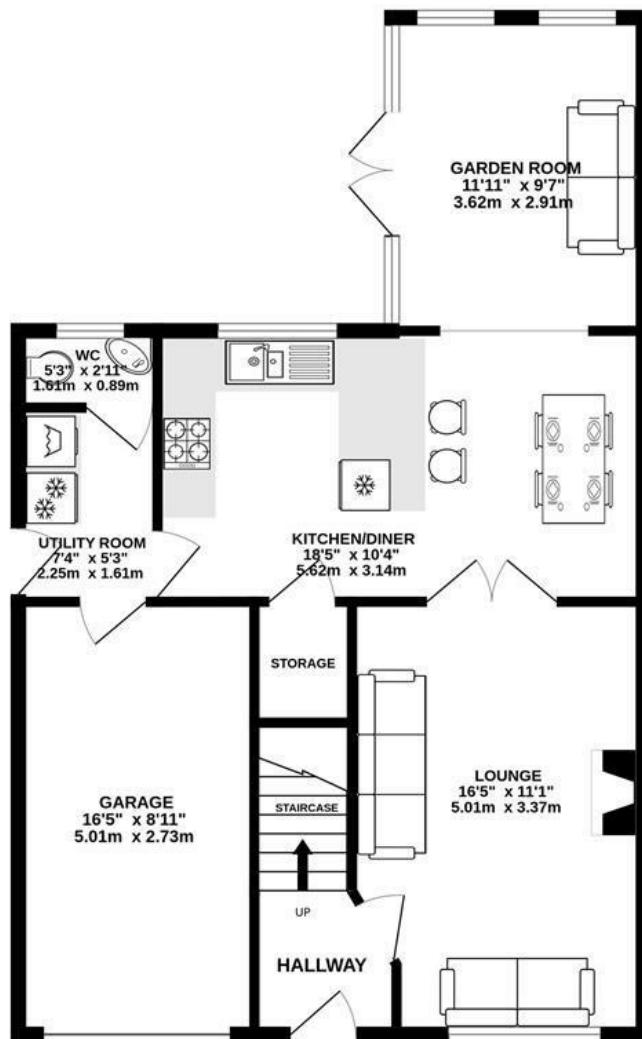




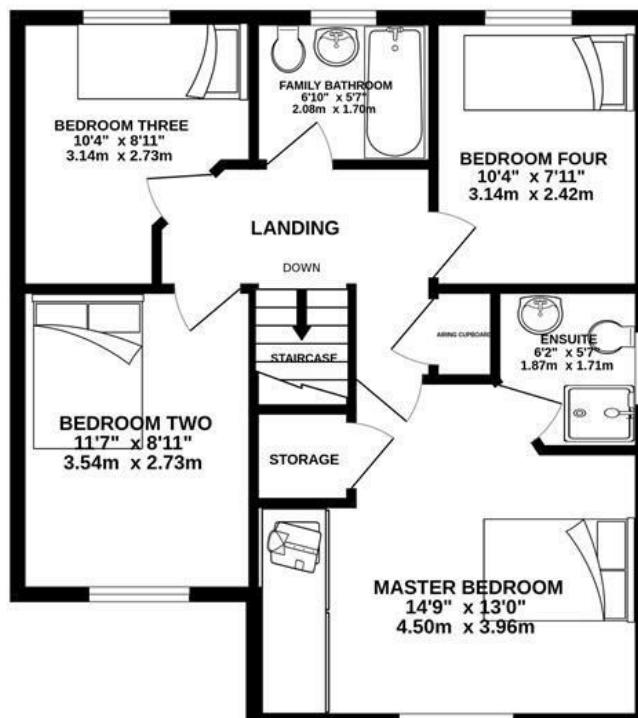


# BEN ROSE

GROUND FLOOR  
742 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 1332 sq.ft. (123.8 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 advertising 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

