



Suffolk Court, Buckshaw Village, Chorley

Offers Over £249,995

Ben Rose Estate Agents are pleased to present to market this beautifully finished three-bedroom semi-detached home, occupying an enviable position within the highly sought-after Buckshaw Village. Stylishly presented throughout, this impressive property offers a contemporary and highly sociable layout, with the expansive open-plan kitchen and lounge forming the true heart of the home. The combination of three bedrooms, a modern en-suite, family bathroom, converted garage and beautifully maintained rear garden makes this an excellent choice for modern family living. Buckshaw Village itself is particularly popular with families, offering a fantastic selection of amenities close by, including local shops, restaurants, cafés, leisure facilities, a supermarket, medical facilities and schools, whilst the wider towns of Chorley and Leyland are both within easy reach. The area is exceptionally well connected, with Buckshaw Parkway railway station conveniently situated within the village and providing rail connections towards Preston, Manchester and other destinations, while local bus services also provide links to Chorley, Leyland, Preston and surrounding areas. For those commuting by road, the M6 and M61 are both easily accessible, providing excellent connections throughout Lancashire and towards Greater Manchester. The surrounding area also offers plenty of opportunities for leisure, with Cuerden Valley Park nearby providing extensive woodland, meadows and countryside walks, whilst Chorley and Preston offer a wider selection of shopping, dining and entertainment.

Entering this beautifully finished home, you are immediately greeted by the impressive open-plan kitchen and lounge, a superb space that instantly sets the tone for the contemporary accommodation throughout. The kitchen has been thoughtfully designed with a range of sleek cabinetry, stylish worktops and multiple integrated appliances, whilst the large central island provides an excellent focal point and incorporates a breakfast bar, ideal for more casual dining or enjoying a morning coffee. Flowing naturally from the kitchen is the spacious lounge area, which benefits from a striking media wall incorporating a large wall-mounted electric fire, creating a fantastic focal point and an inviting setting in which to relax. To the rear, impressive tri-fold doors overlook the garden and can be opened to create an excellent connection between the indoor and outdoor spaces, whilst also allowing an abundance of natural light to flood into this already bright room. Completing the ground floor are useful additional storage provisions, a convenient WC and the staircase leading to the first floor, with the overall arrangement creating a particularly versatile and family-friendly living environment.

Heading upstairs, the landing provides access to all three bedrooms, each offering a comfortable and private space away from the main living areas. The principal bedroom benefits from its own modern shower en-suite, which has been finished with a contemporary style and features attractive LED-lit alcoves, adding a touch of luxury and creating a relaxing environment. The remaining two bedrooms provide excellent flexibility for family members, guests or alternative uses such as a home office, nursery or hobby room. Completing the first floor is the modern three-piece family bathroom, conveniently positioned to serve the remaining bedrooms and adding further practicality to the home. Together, the accommodation provides a well-balanced arrangement that is particularly suited to the demands of modern family life.

Externally, the property continues to impress, with the front of the home approached via a driveway providing parking and leading towards the former garage, which has been thoughtfully converted to create a highly versatile additional space. Currently suited to use as a home business alongside further storage, this area offers excellent flexibility and could be adapted to meet a variety of requirements, subject to any necessary permissions. A low bordering wall provides an attractive finish to the frontage. To the rear, the property boasts a beautifully maintained and low-maintenance garden, with artificial lawn providing an attractive year-round finish alongside raised flower beds and wood-panelled walls. Matching built-in benches create useful seating areas, while a charming water feature adds an attractive focal point. A good-sized shed provides further valuable storage. Overall, this is a superb modern family home that combines stylish interiors, an impressive open-plan living space, flexible accommodation and a beautifully presented garden, all within the highly desirable and exceptionally well-connected setting of Buckshaw Village.

















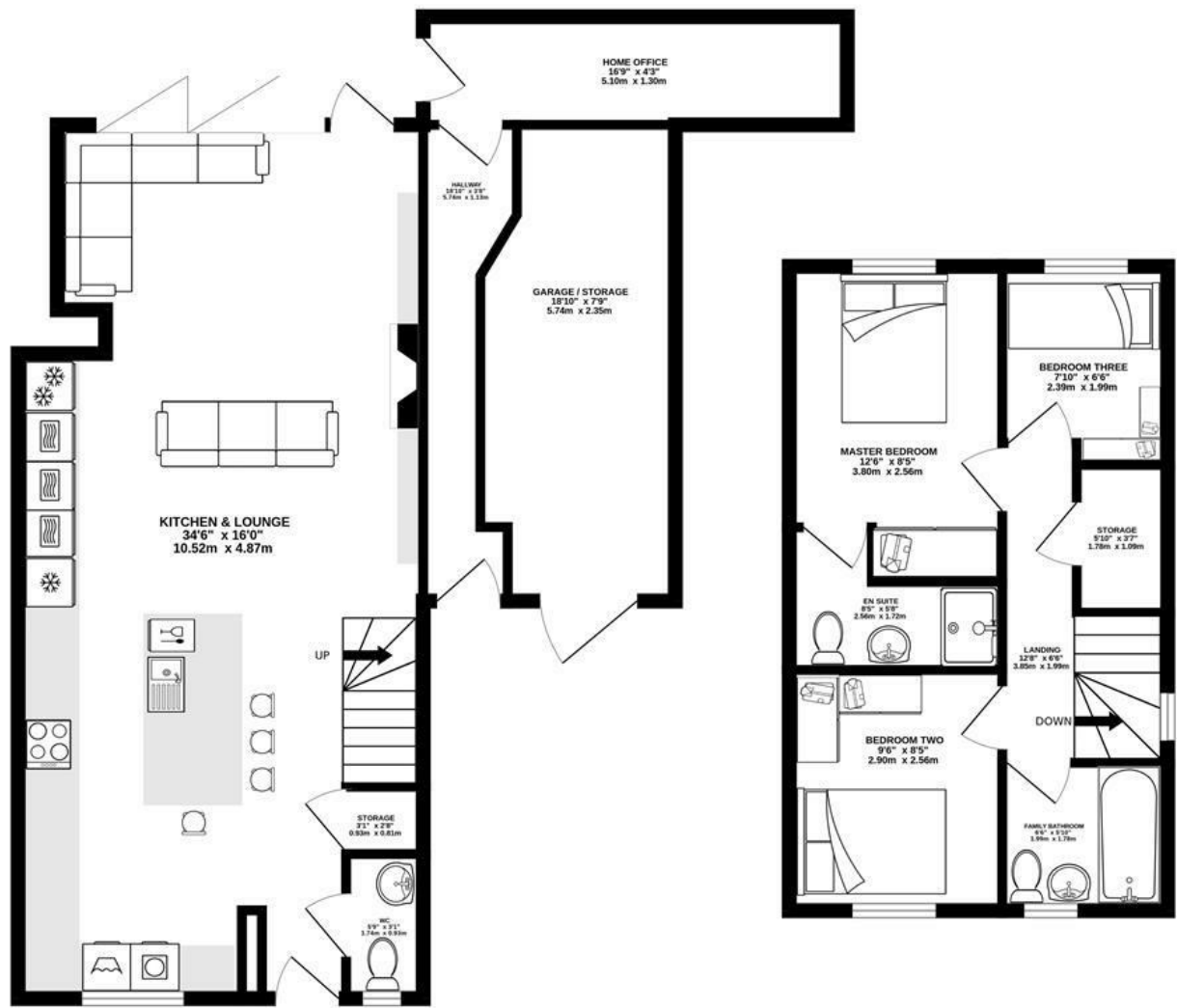




BEN ROSE

GROUND FLOOR
789 sq.ft. (73.3 sq.m.) approx.

1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 1170 sq.ft. (108.7 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		
	76	81
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 	

