



Colyton Close, Chorley

Offers Over £359,995

Ben Rose Estate Agents are pleased to present to the market this spacious four-bedroom detached home, situated in a highly sought-after area of Chorley. This delightful property is ideal for families, offering ample living space and a versatile layout. Nestled within a quiet cul-de-sac, the home enjoys a private and peaceful setting while remaining conveniently located just a short drive from Chorley town centre. Surrounded by excellent local schools, shops, and amenities, the property also benefits from fantastic transport links, including close proximity to Chorley train station and easy access to the M61 motorway.

Stepping into the home, you are welcomed by a spacious entrance hall, which provides access to the majority of the ground floor rooms, as well as the staircase to the first floor and a convenient understairs storage area. The lounge, located at the front of the property, is generously sized and features a central media wall along with a bay window overlooking the front aspect, allowing plenty of natural light to fill the room.

Continuing through, you enter the open-plan kitchen/diner, which spans the full width of the home. This space is well-equipped with ample wall and base units, a central island with breakfast seating, and integrated appliances including a fridge, freezer, oven, hob, microwave, and dishwasher. There is also space for a large family dining table, along with integral access to the attached garage. The kitchen/diner flows seamlessly into a bright conservatory, which features bespoke bench seating, a charming log burner, with access to the rear garden.

To the first floor, you will find four well-proportioned bedrooms, three of which are spacious doubles. The master bedroom benefits from a newly installed three-piece en-suite shower room, while the landing provides access to a modern four-piece family bathroom.

Externally, the property offers a large driveway to the front, capable of accommodating multiple vehicles, along with up-and-over access to the attached garage. There is also a charming front sun patio, ideal for outdoor seating and al fresco dining. To the rear is a low-maintenance garden featuring a combination of flagged patio and artificial lawn, enclosed by tall fencing to provide a secure and private outdoor space.

Early viewing is highly recommended to avoid disappointment.













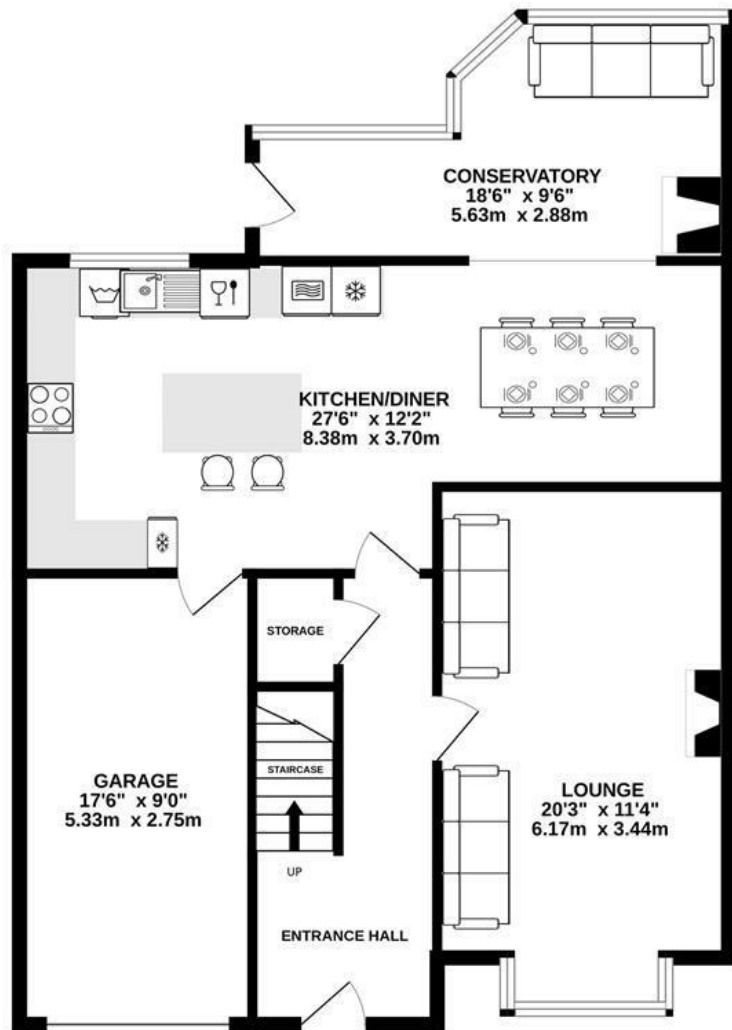




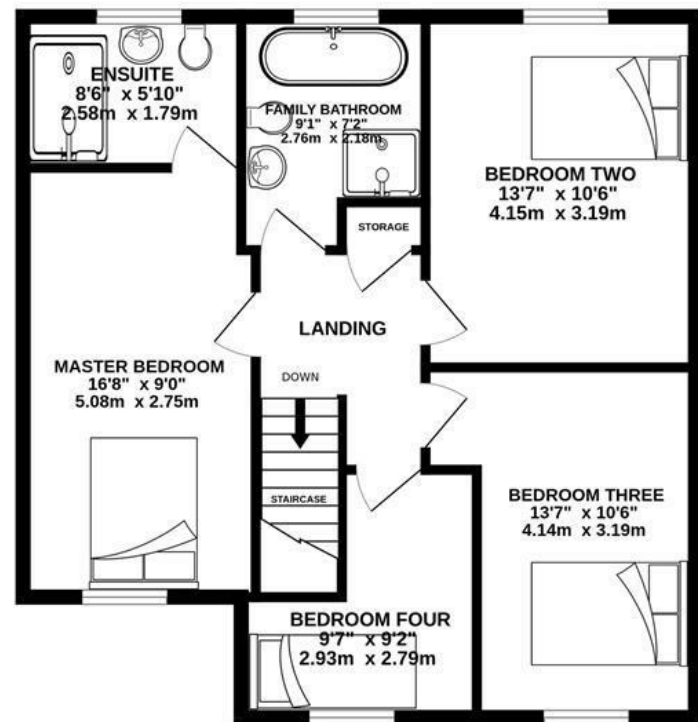




GROUND FLOOR
923 sq.ft. (85.7 sq.m.) approx.



1ST FLOOR
670 sq.ft. (62.2 sq.m.) approx.

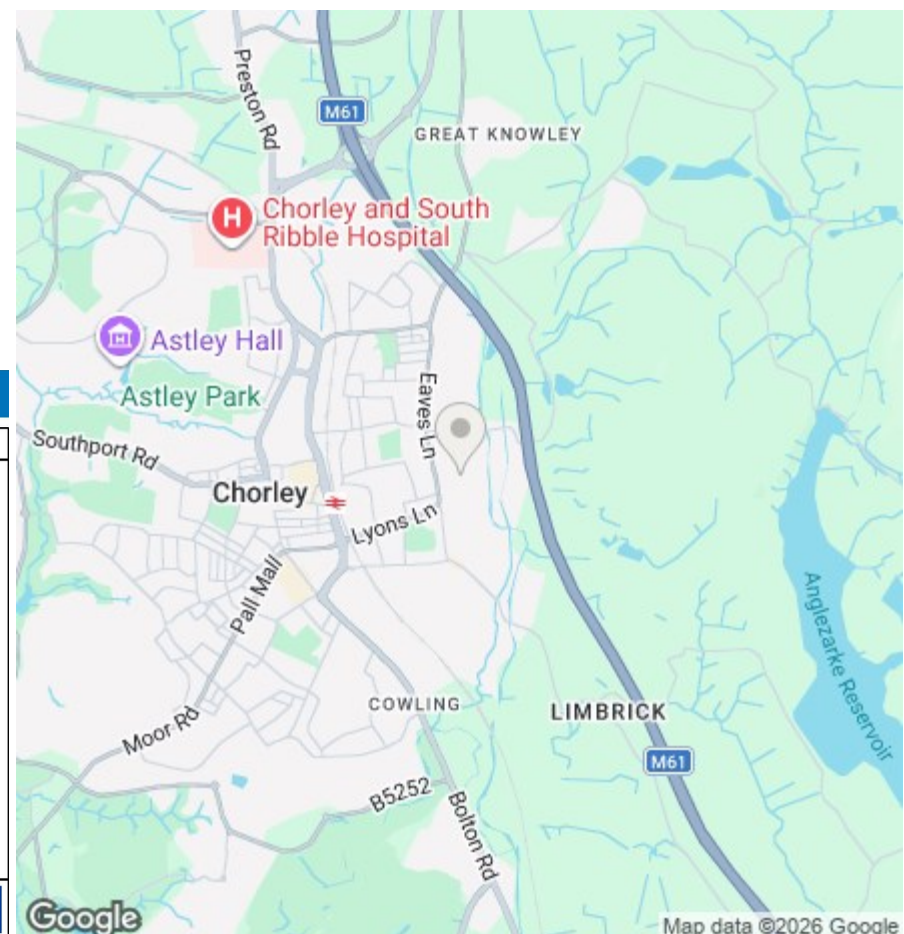


TOTAL FLOOR AREA: 1592 sq.ft. (147.9 sq.m.) approx.

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	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	