



Keats Close, Eccleston, Chorley

Offers Over £399,995

Ben Rose Estate Agents are pleased to present to market this beautifully renovated and extended three bedroom detached dormer bungalow, positioned on a desirable corner plot within a quiet cul-de-sac in the sought-after village of Eccleston. This impressive home has been thoughtfully modernised throughout to create a stylish, eco-efficient living space, complete with solar panels, a 5kW battery providing the benefit of a feed-in tariff and the potential to reduce electricity costs when utilised efficiently, and stunning open views across the fields to the rear. Perfectly suited to family living, the property offers spacious and versatile accommodation both inside and out. Eccleston is well regarded for its charming village feel whilst still being conveniently close to everyday amenities, with local shops, pubs, schools and countryside walks all nearby, as well as Chorley town centre offering supermarkets, restaurants and leisure facilities. Excellent travel links are close by, including easy access to the M6 and M61 motorways, nearby train stations in Euxton and Chorley, and regular bus routes connecting surrounding towns and cities including Preston, Wigan and Manchester.

Upon entering the home, you are welcomed into the entrance hall which leads through to the spacious front lounge as well as bedroom three, a versatile room ideal for use as a guest bedroom, home office or playroom. The bright and inviting open plan lounge is a standout space, featuring a charming multi-fuel burner and a beautiful bay-fronted window with integrated seating, creating a cosy yet contemporary living area. The staircase is positioned here and the space flows seamlessly into the garden room, which provides direct access out to the rear garden. Moving back through the hallway, you will find a convenient utility room and a modern shower room on this floor. To the rear of the property sits the stunning open plan kitchen and dining room, finished to a sleek and modern standard with a range of integrated appliances, a central island and ample space for a family dining table. Bi-folding doors open out onto the garden, allowing for effortless indoor-outdoor living and entertaining.

To the first floor, the property continues to impress with two generously sized bedrooms. The main bedroom enjoys lovely elevated views across the rear garden and surrounding fields, creating a peaceful retreat. Completing this floor is a stylish four-piece family bathroom, finished with contemporary fittings and offering both a bath and separate shower. The property also benefits from useful under-eaves storage which is boarded, insulated and fitted with lighting.

Externally, the home benefits from attractive landscaped gardens to both the front and rear. To the front is a beautifully presented garden featuring a rockery, planted beds, a lawn and a pathway leading to the entrance. The fully landscaped rear garden provides a wonderful space for families and entertaining, with a patio seating area that wraps around the side of the home and a good-sized lawn also extending around the property. A polytunnel is also included, benefitting from two 200-litre underground rainwater tanks. To the far end of the garden is the driveway providing off-road parking for one vehicle, leading to a detached garage with an electric roller door. The property is further enhanced by a comprehensive CCTV system with five cameras providing full coverage of the home and grounds.

This is a truly stunning and energy-efficient home in a fantastic location, offering flexible living space and idyllic views, making it perfect for modern family life.

















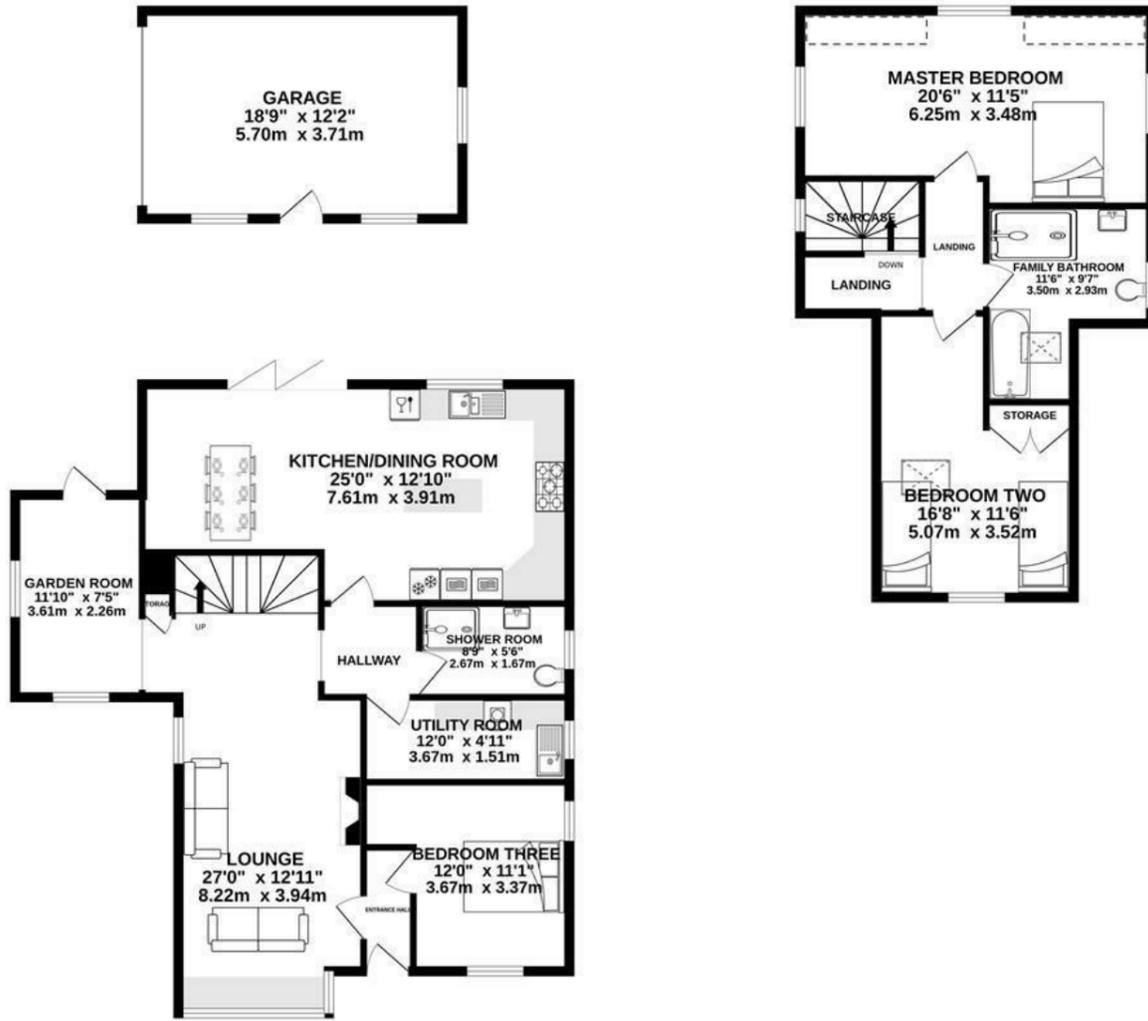




BEN ROSE

GROUND FLOOR
1152 sq.ft. (107.0 sq.m.) approx.

1ST FLOOR
558 sq.ft. (51.8 sq.m.) approx.

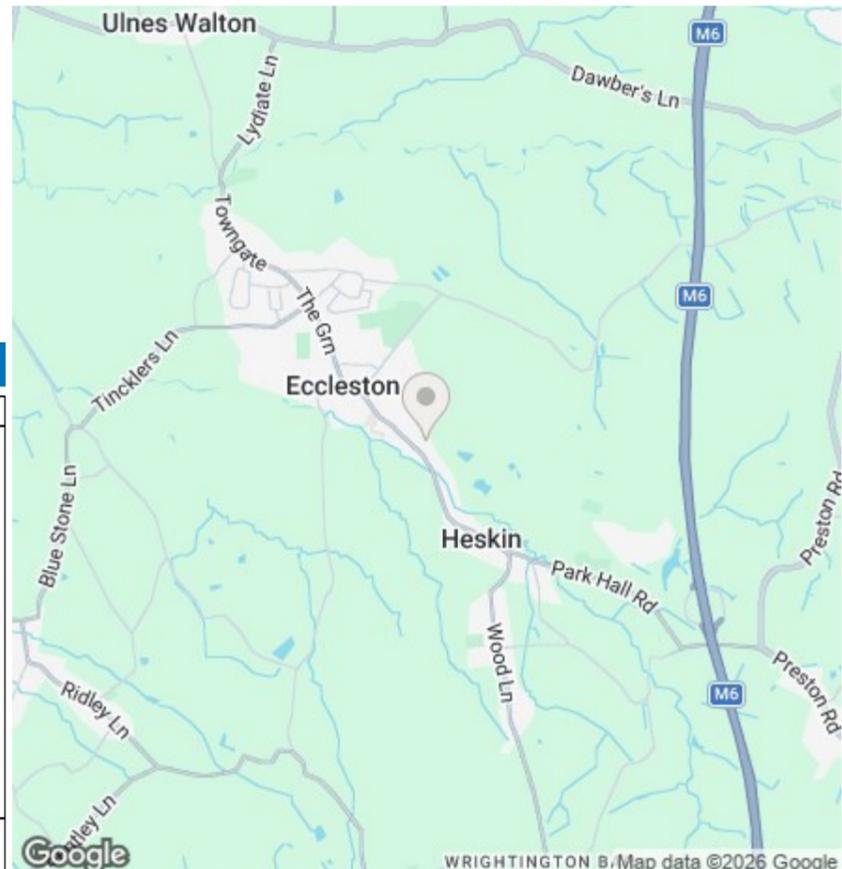


TOTAL FLOOR AREA: 1710 sq.ft. (158.9 sq.m.) approx.

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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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 (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	