BEN ROSE



Duxbury Manor Way, Chorley

Offers Over £409,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented five-bedroom detached family home, offering an impressive level of accommodation arranged across three floors and providing an excellent blend of generous living space, contemporary features and practical family living. Presented to a high standard throughout, the property offers spacious reception areas, a modern kitchen diner, five well-proportioned bedrooms, multiple bathrooms and an attractive enclosed rear garden, making it an ideal choice for a growing family. Situated within the popular market town of Chorley, the property is well placed for access to a wide range of everyday amenities, including shops, supermarkets, cafés, restaurants, leisure facilities and well-regarded schools. Chorley town centre also offers independent retailers, high street names and the popular Market Walk, while the beautiful Astley Park provides an excellent nearby setting for family walks, outdoor activities and days out. The location is particularly convenient for commuters, with Chorley railway station providing services towards Preston, Blackpool and Manchester, while regular bus services connect the town with surrounding areas. Road links are equally impressive, with easy access to the M61 and onward connections to the M6, making Preston, Bolton, Manchester and other parts of Lancashire readily accessible.

Stepping through the open porch, you are welcomed into a bright and airy reception hall, with tiled flooring, a useful understairs storage cupboard and the staircase rising to the upper floors. From here, the spacious front lounge is positioned to the right and benefits from a large bay-fronted window, creating a naturally light and inviting space for relaxing with the family. Straight ahead, the generously proportioned kitchen diner forms a superb hub of the home, with tiled flooring continuing throughout and ample room for a sizeable family dining area. The modern fitted kitchen is equipped with a range of integrated appliances, while large glazed double doors provide a seamless connection to the rear patio and garden, allowing the space to work particularly well for both everyday family life and entertaining. A door leads through to the separate utility room, which continues the same tiled flooring and benefits from integrated appliances, while also providing access to a convenient two-piece downstairs WC and an external door leading directly onto the rear patio and garden.

The first floor provides three further bedrooms and two bathrooms, offering excellent flexibility for a larger family. The impressive master bedroom is positioned to the front of the property and features a front-facing window, together with a private dressing area and a luxury four-piece en-suite bathroom, creating a comfortable and well-appointed principal suite. Bedroom two also overlooks the front aspect through a characterful bay window and benefits from integrated wardrobes and its own three-piece en-suite shower room, making it particularly suitable for teenagers, guests or family members seeking additional privacy. Bedroom three overlooks the rear garden and provides a pleasant outlook, while completing this floor is the luxury four-piece family bathroom, providing excellent facilities for the household. Continuing to the second floor, the landing gives access to bedrooms four and five, with bedroom four positioned to the left and featuring a front-facing Velux window, whilst bedroom five is positioned to the right and also benefits from a front-facing Velux window. A large three-piece shower room with a corner shower is conveniently positioned between the two bedrooms, completing this versatile upper level and offering an excellent degree of separation for older children, guests or those requiring dedicated bedroom space.

Externally, the property is approached via a tarmacked driveway providing off-road parking for up to two cars and leading directly to the integrated garage and welcoming front porch. The front garden is beautifully maintained, predominantly laid to lawn and enhanced by established planting, together with a mature tree and hedge running along the right-hand side, creating an attractive approach to the home. Gated access to the left-hand side leads through to the rear garden, where the property truly comes into its own. The large, enclosed and private rear garden has been beautifully maintained and features a generous lawn together with a paved patio spanning the rear of the property, providing an excellent setting for outdoor dining, entertaining and family relaxation. Planted borders run to both sides, while a two-tier raised border extends across the rear and is complemented by double-height fencing panels. Mature trees beyond the rear boundary add to the sense of seclusion, creating a wonderfully green and private backdrop. With its substantial five-bedroom accommodation, three floors of versatile living space, modern kitchen diner, multiple bathrooms, integrated garage and superb private garden, this is a fantastic family home that offers the space, flexibility and setting needed to comfortably accommodate modern family life.





























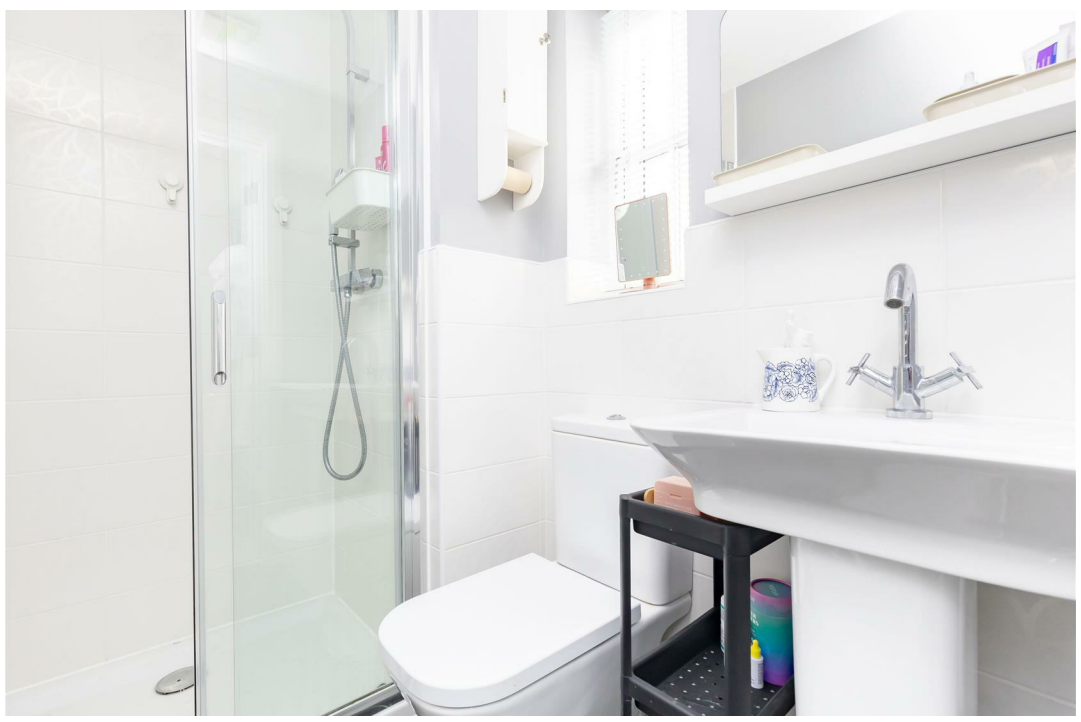








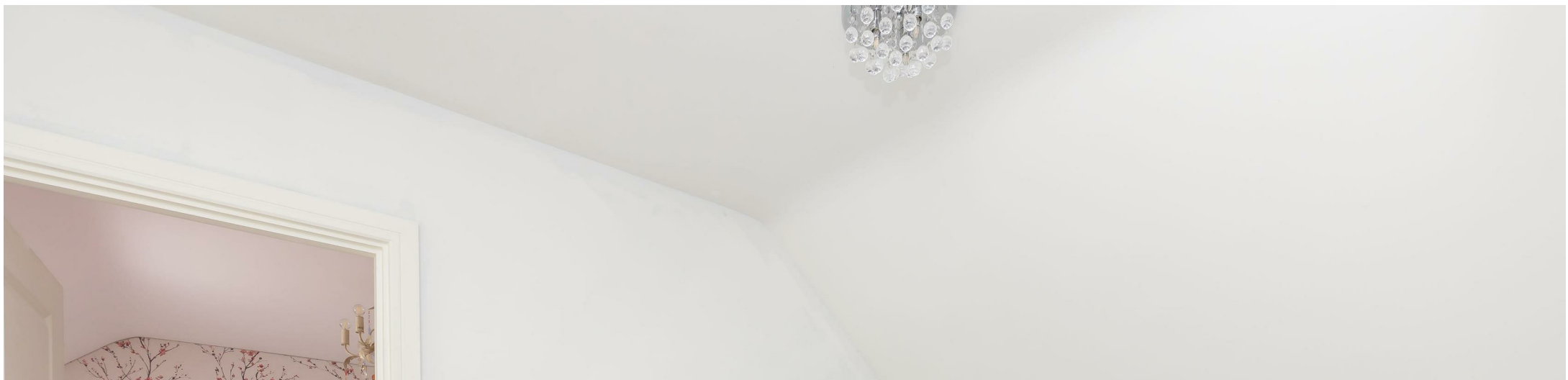














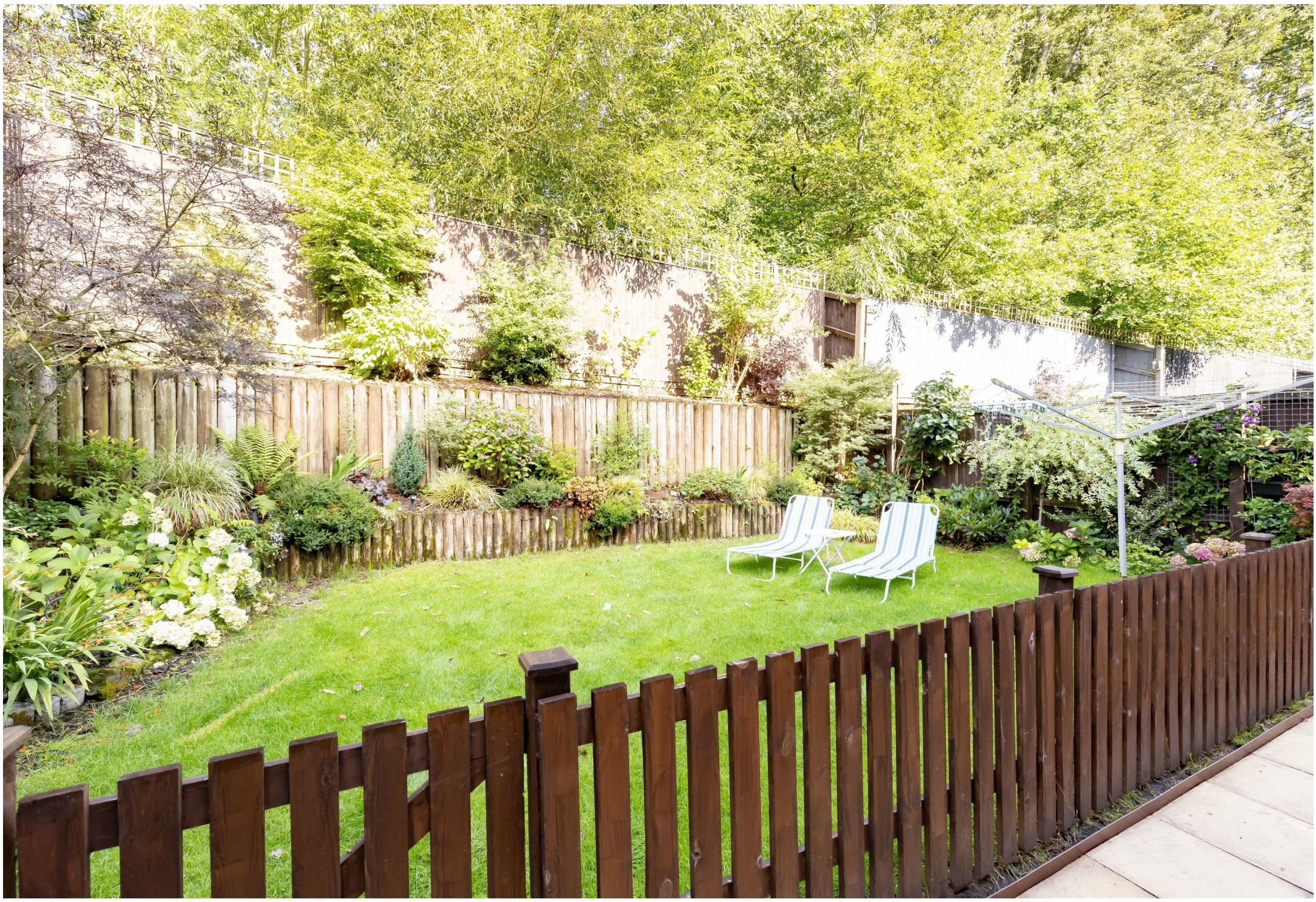


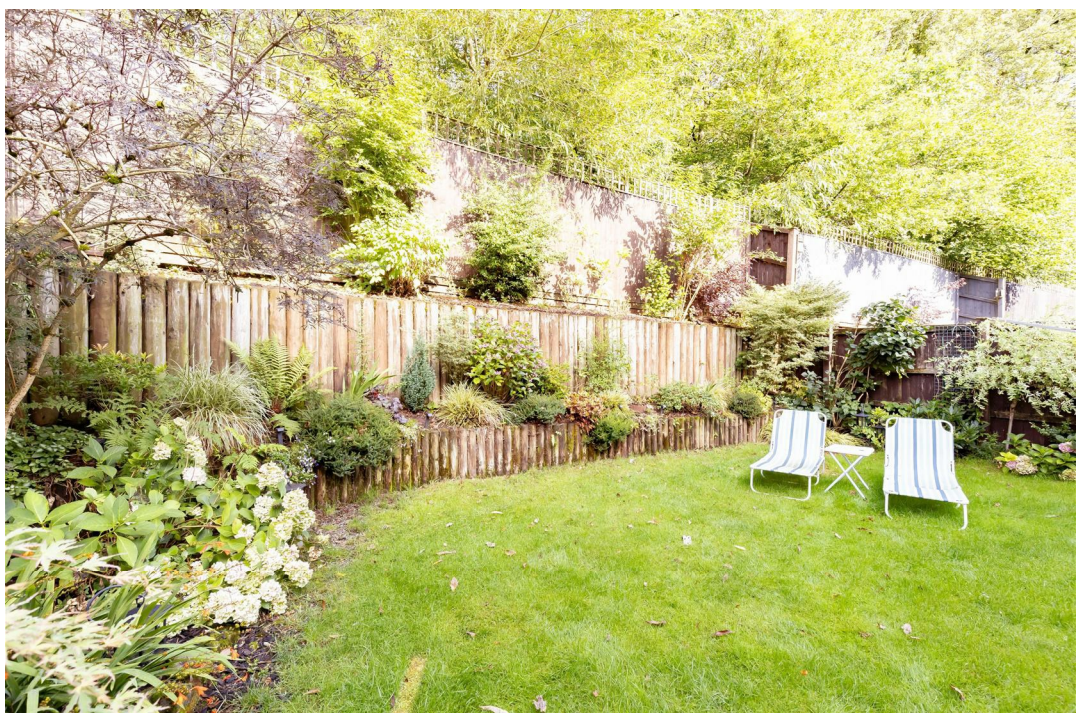






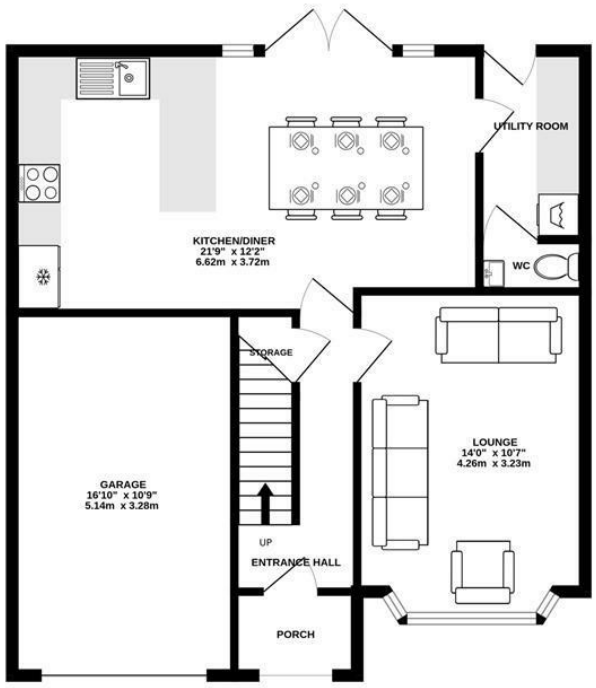




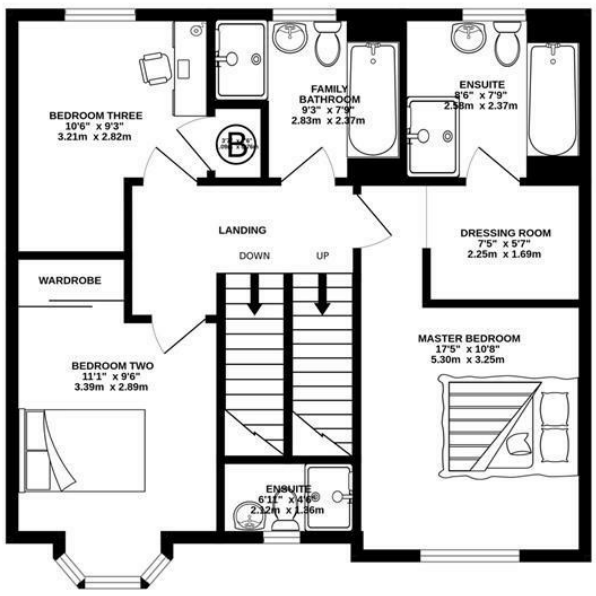


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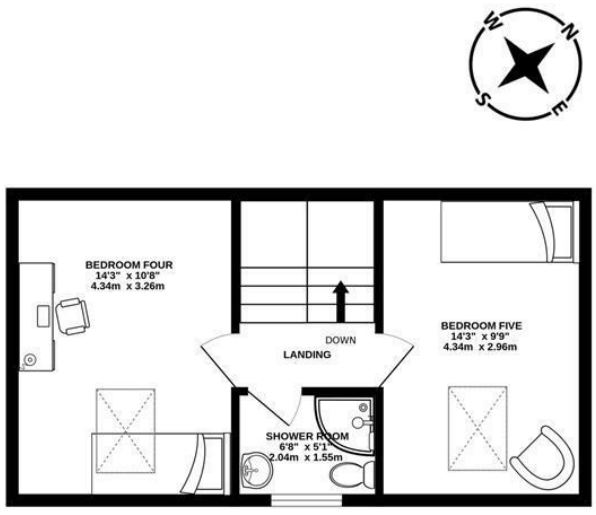
GROUND FLOOR
742 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR
656 sq.ft. (60.9 sq.m.) approx.



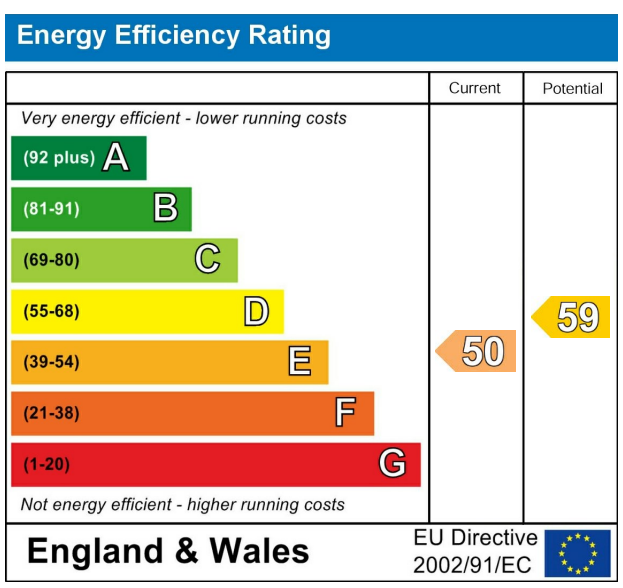
2ND FLOOR
379 sq.ft. (35.2 sq.m.) approx.

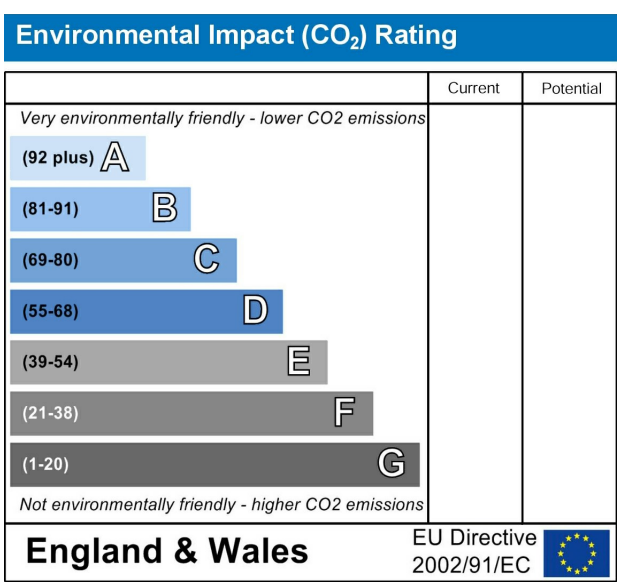


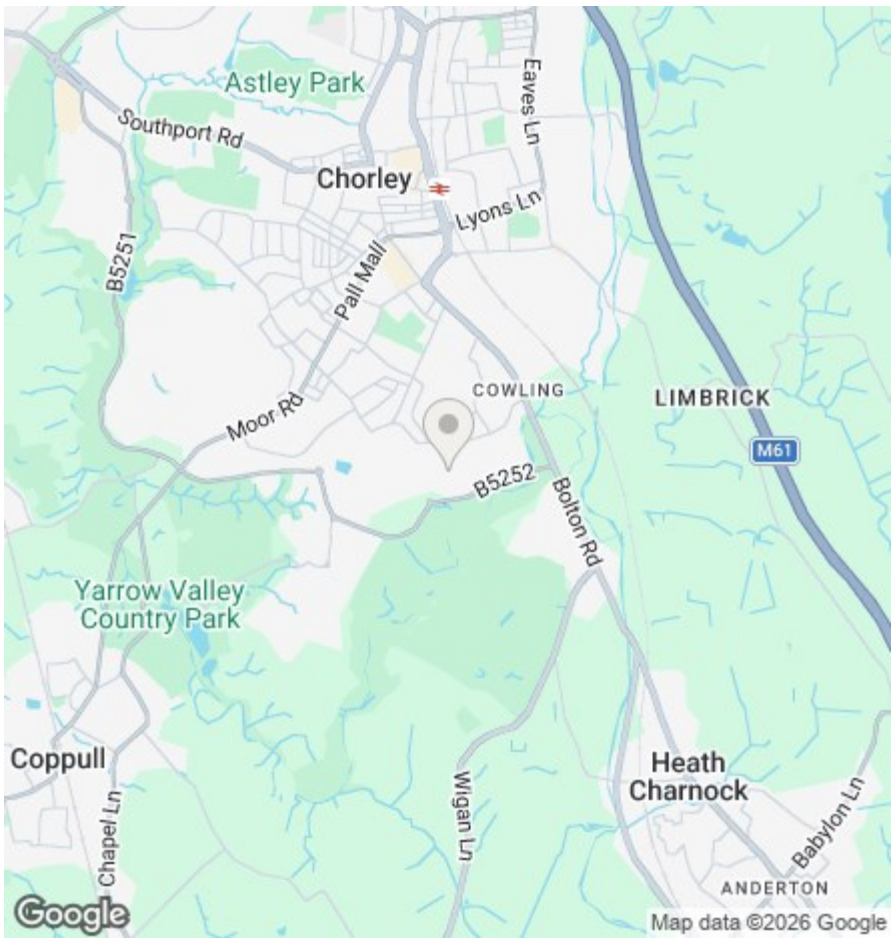
TOTAL FLOOR AREA : 1777 sq.ft. (165.1 sq.m.) approx.

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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