BEN ROSE

Shireburne Drive, Chorley

Offers Over £484,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented five-bedroom detached family home, set over three generous floors and positioned just off the highly sought-after Duxbury Manor Way in Chorley. Offering an exceptional amount of versatile living accommodation, this impressive home has been thoughtfully designed to cater perfectly to modern family life, combining stylish interiors with practical spaces for both everyday living and entertaining. Situated within a desirable residential area, the property enjoys easy access to a wealth of local amenities including well-regarded schools, supermarkets, restaurants and leisure facilities. Chorley town centre is just a short drive away, whilst nearby Buckshaw Parkway and Chorley train stations provide excellent rail connections to Manchester, Preston and beyond. Convenient access to the M61 and M6 motorways also makes commuting across the North West straightforward, with the picturesque surroundings of Astley Park and Duxbury Woods offering wonderful opportunities for outdoor recreation close to home.

Upon entering the property, you are welcomed into an inviting reception hall with the staircase positioned directly ahead, immediately setting the tone for the spacious accommodation that follows. Off the hallway is a practical utility room complete with a pantry and ample storage space, alongside a convenient ground floor WC. The generous lounge benefits from a dual aspect outlook, flooding the room with natural light, whilst French doors provide direct access to the rear garden. To the rear of the home lies the true heart of the property - a stunning open-plan kitchen and dining space designed with both family life and entertaining in mind. This contemporary room features a range of fully integrated appliances, a central island with breakfast bar seating and ample worktop space. Large bi-folding doors seamlessly connect the indoors with the garden beyond, whilst the dining area offers excellent flexibility and could equally serve as an additional sitting or family room.

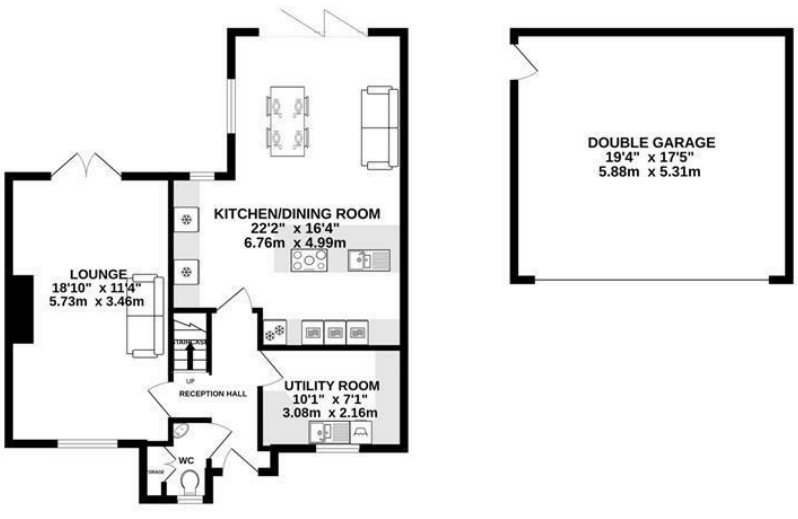
The first floor offers a spacious landing giving access to three of the five well-proportioned bedrooms. The impressive principal bedroom benefits from fitted wardrobes and its own modern three-piece en-suite shower room, creating a peaceful retreat for homeowners. The remaining bedrooms on this floor are served by a stylish four-piece family bathroom, fitted with contemporary fixtures and designed to accommodate the demands of busy family life. Ascending to the second floor, you will find two further double bedrooms, one of which also enjoys the advantage of fitted wardrobes. These bedrooms share access to a well-appointed shower room, making this upper floor ideal for older children, guests, or those requiring dedicated home office space. The property also has a 4 kilowatt solar system installed for added peace of mind.

Externally, the property continues to impress. To the front, a driveway provides off-road parking for up to four cars and leads to the detached double garage, whilst the attractive frontage enhances the home's kerb appeal. Occupying a lovely corner plot position, the rear garden offers a wonderful degree of privacy and seclusion. An artificial lawn provides a low-maintenance space for children to play, whilst the decked patio seating area creates the perfect setting for outdoor dining and entertaining during the warmer months. Mature trees bordering sections of the perimeter further enhance the tranquil atmosphere. Beautifully presented throughout and situated within one of Chorley's most desirable locations, this exceptional family home offers spacious, versatile accommodation ready for its next owners to simply move in and enjoy.

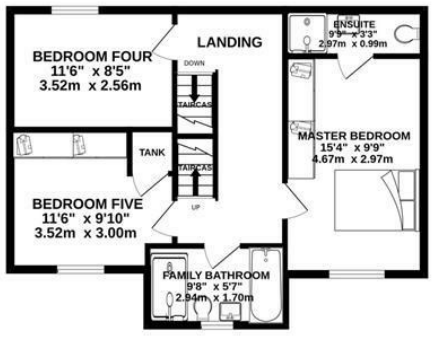
THE NORTHUMBERLAND COAST PATH
NORTHERN ENGLAND

BEN ROSE

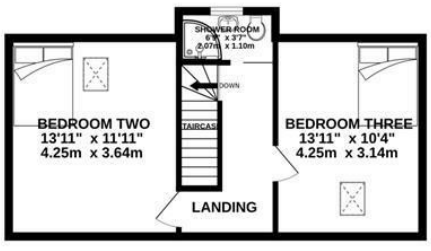
GROUND FLOOR
1003 sq.ft. (93.2 sq.m.) approx.



1ST FLOOR
570 sq.ft. (53.0 sq.m.) approx.



2ND FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 1991 sq.ft. (185.0 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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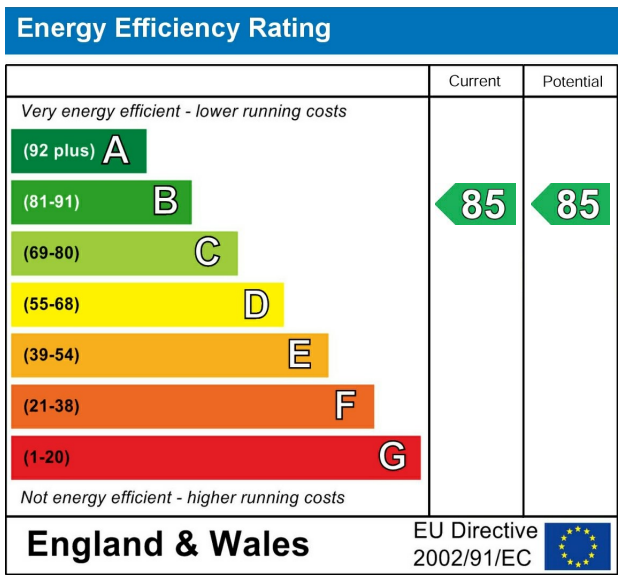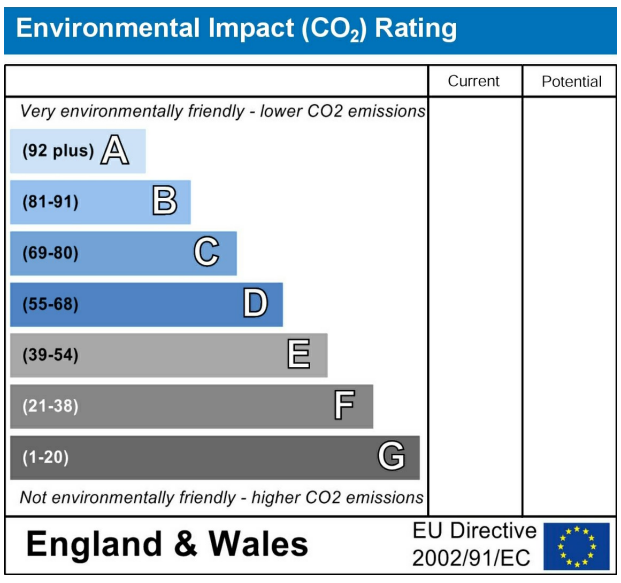
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