



BEN ROSE

Cherryfields, Euxton, Chorley

Offers Over £424,995

Ben Rose Estate Agents are pleased to present to market this spacious, four-bedroom detached property, located in the highly sought-after area of Cherryfields in Euxton, Chorley. This ideal family home offers a blend of comfort and style, situated in a tranquil neighborhood with easy access to an array of amenities. Cherryfields benefits from its proximity to well-regarded schools, local shops, and scenic parks, making it an excellent choice for families. The property is also superbly connected, with nearby train stations and reliable bus links providing convenient routes to Chorley, Preston, and surrounding towns. For commuters, the M6 and M61 motorways are just a short drive away, offering straightforward access to larger cities.

Upon entering the property, you are welcomed into a bright reception hall that sets a warm and inviting tone. Immediately to your right, the spacious lounge features a charming bay window that fills the room with natural light, as well as a cozy feature fireplace, ideal for family gatherings. Bi-folding doors from the lounge lead seamlessly into the main dining room, creating a versatile open-plan feel. Moving along the hallway, there is a convenient two-piece W.C to the left, with practical under-stair storage nearby. The heart of the home lies within the generous kitchen/diner, which boasts integrated appliances and an additional dining space. This room flows directly into the airy conservatory, accessible via sliding doors from the dining room, providing a perfect spot for entertaining or relaxing, with direct access to the rear garden.

The first floor offers a well-planned layout, with access from the landing to four spacious double bedrooms and a contemporary family bathroom. The master bedroom stands out with its integrated wardrobe space and a private three-piece en-suite for added luxury. Bedrooms two and three are thoughtfully connected by a Jack & Jill en-suite, ideal for growing families or visiting guests, while the fourth bedroom provides ample space and versatility.

Externally, this home features an attached garage at the front, complemented by a private driveway with ample space for multiple vehicles. The rear garden is a true highlight, generously sized with a mix of lawned areas, perfect for family activities, as well as seating areas and raised decking at the rear for outdoor gatherings. Additional raised decking adjacent to the conservatory enhances the outdoor entertaining space, ideal for summer evenings.

This exceptional family home offers both comfort and convenience in an enviable location. Early viewing is recommended to fully appreciate the space and lifestyle this property provides.



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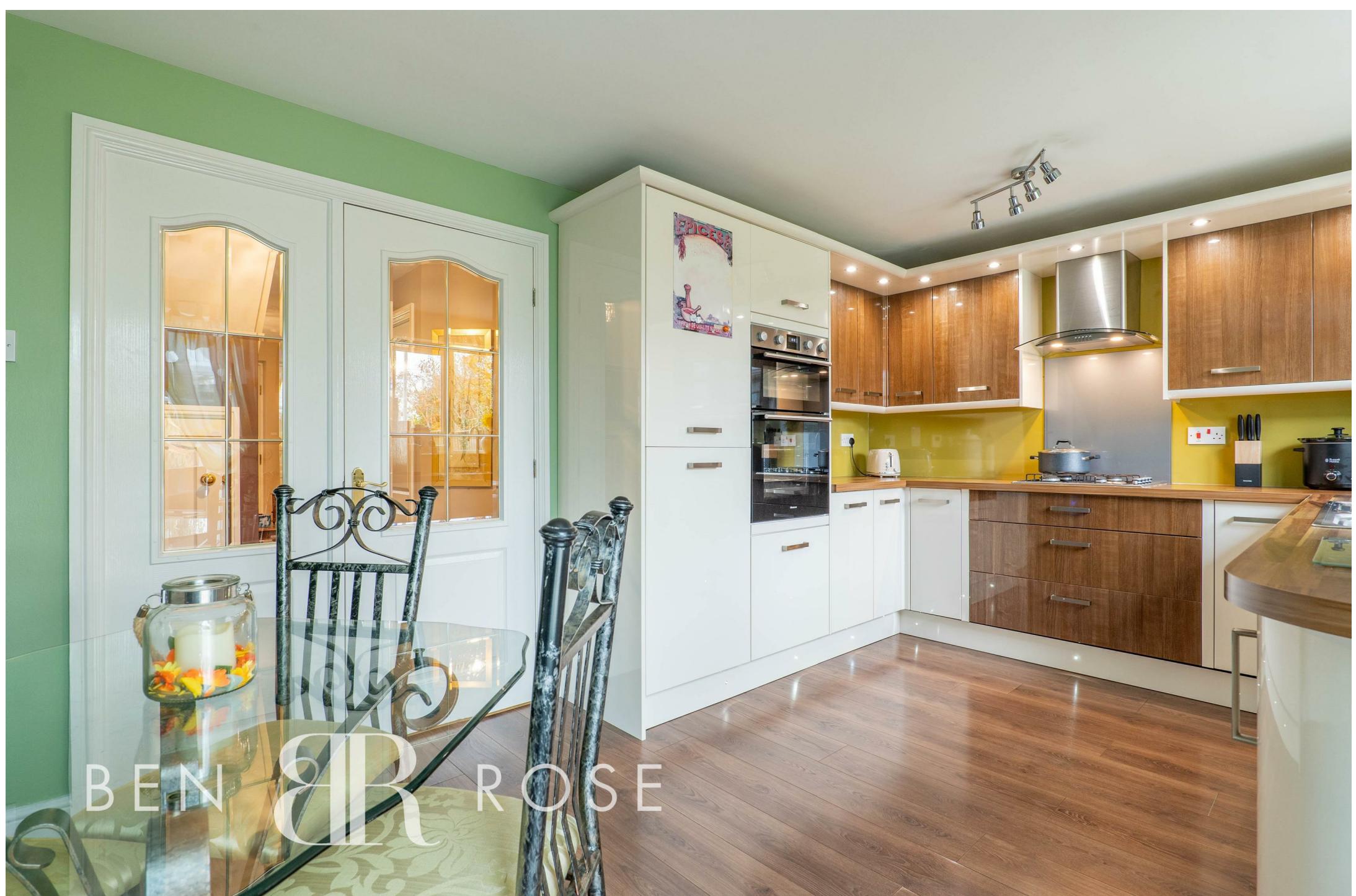
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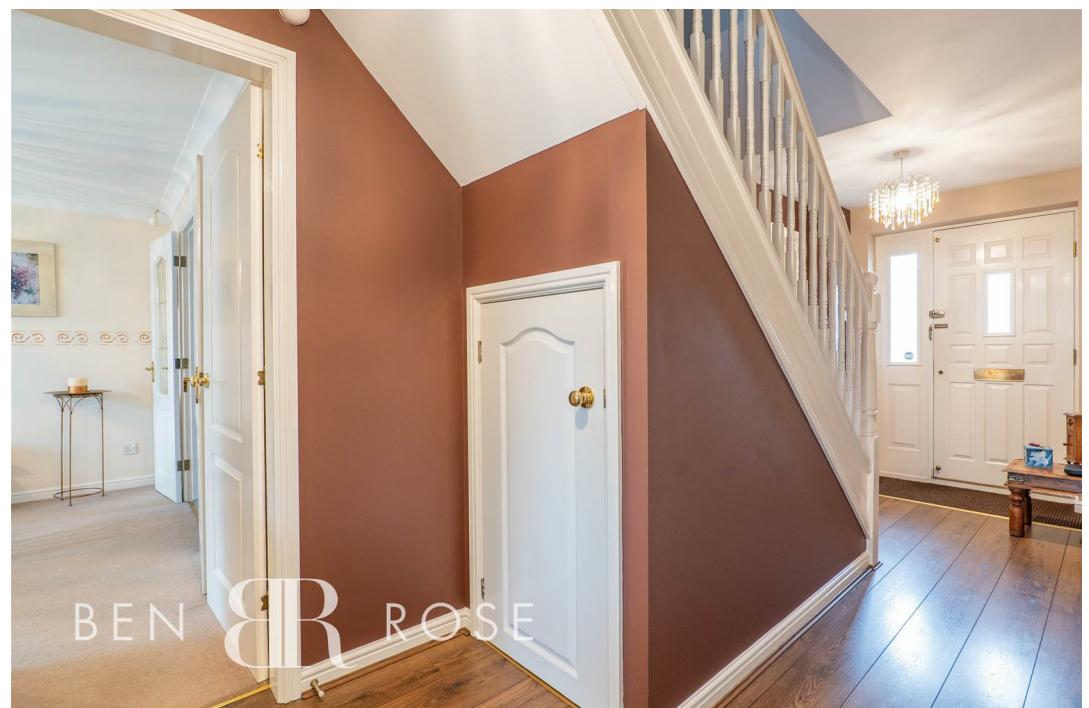


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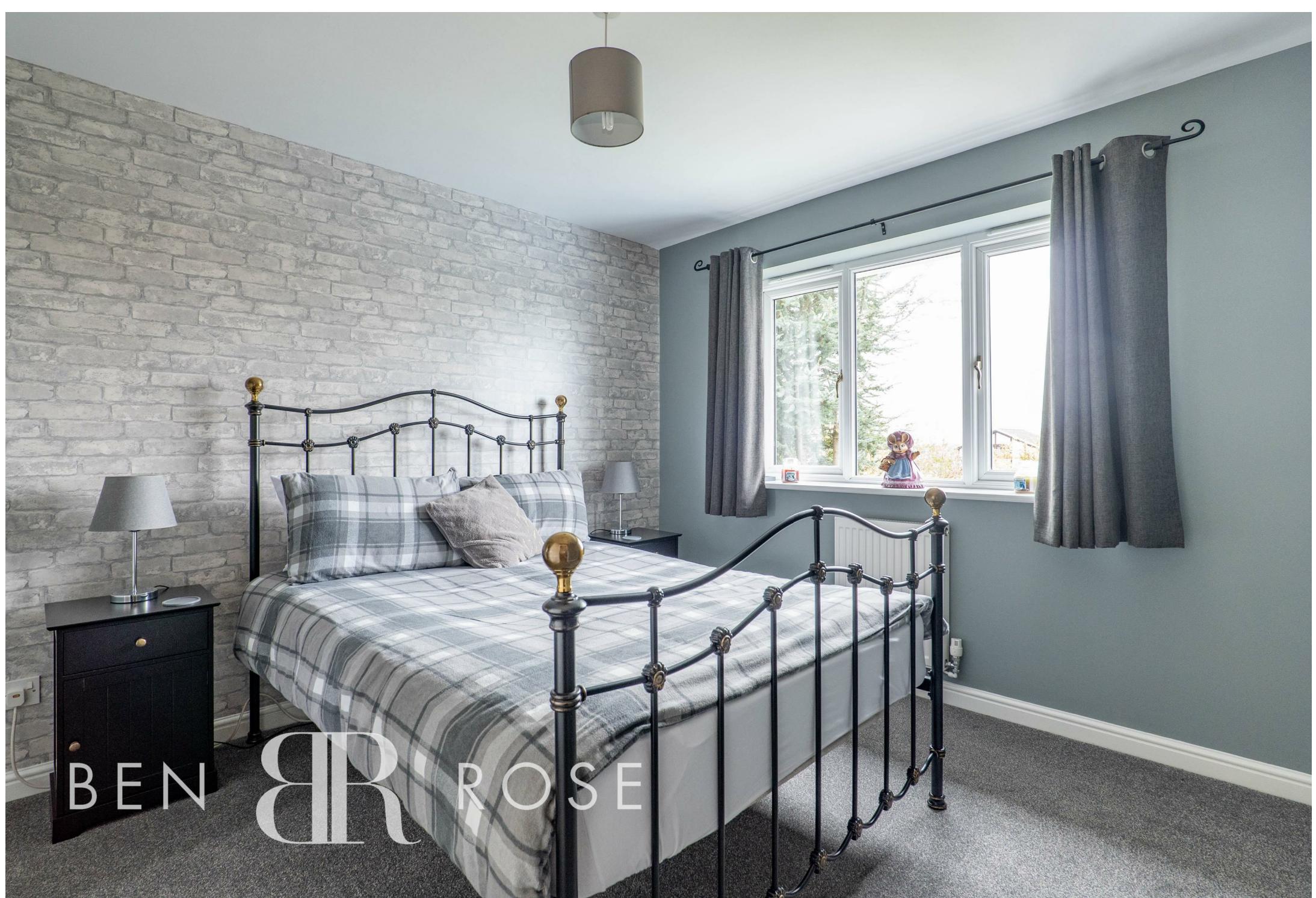




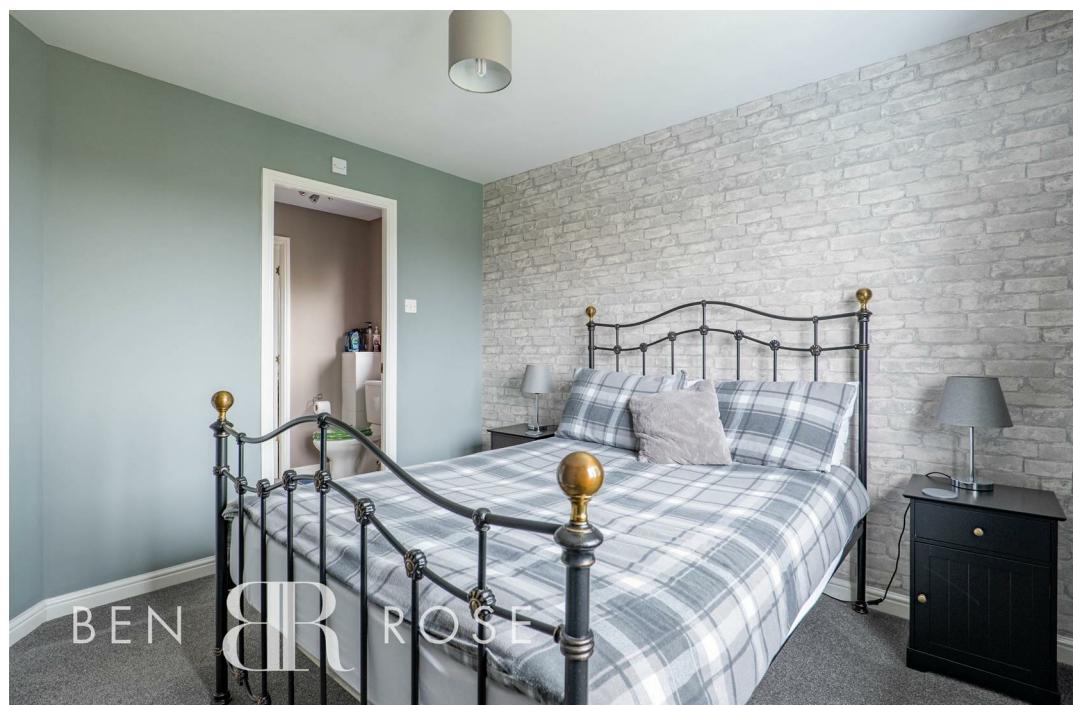
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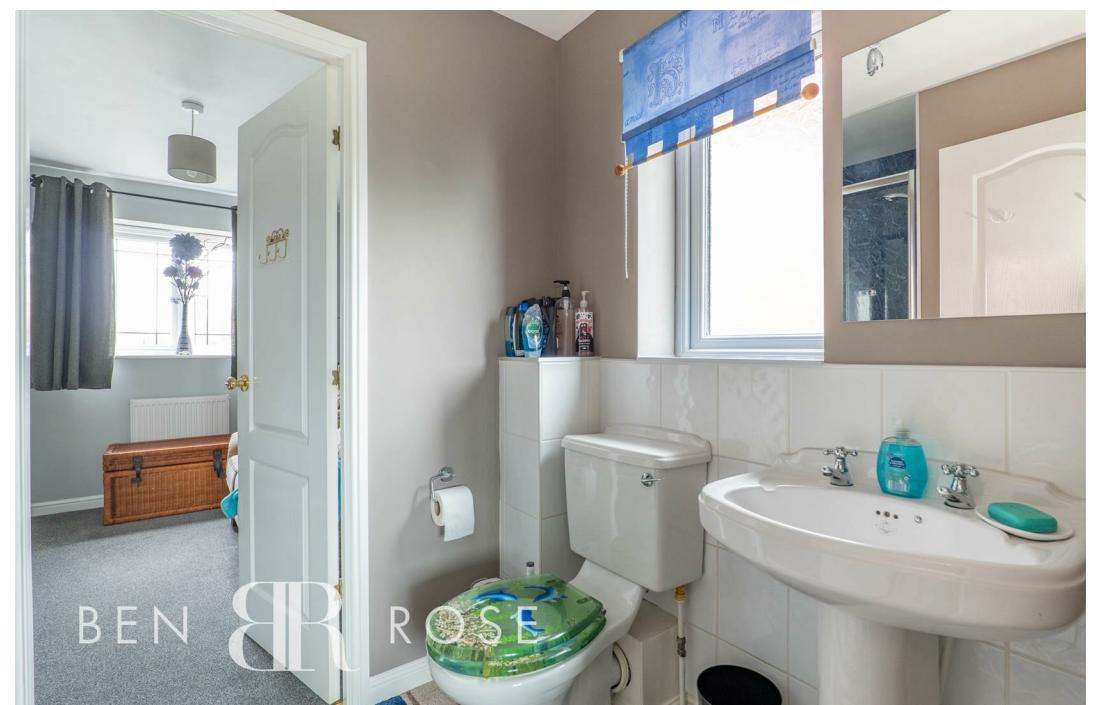
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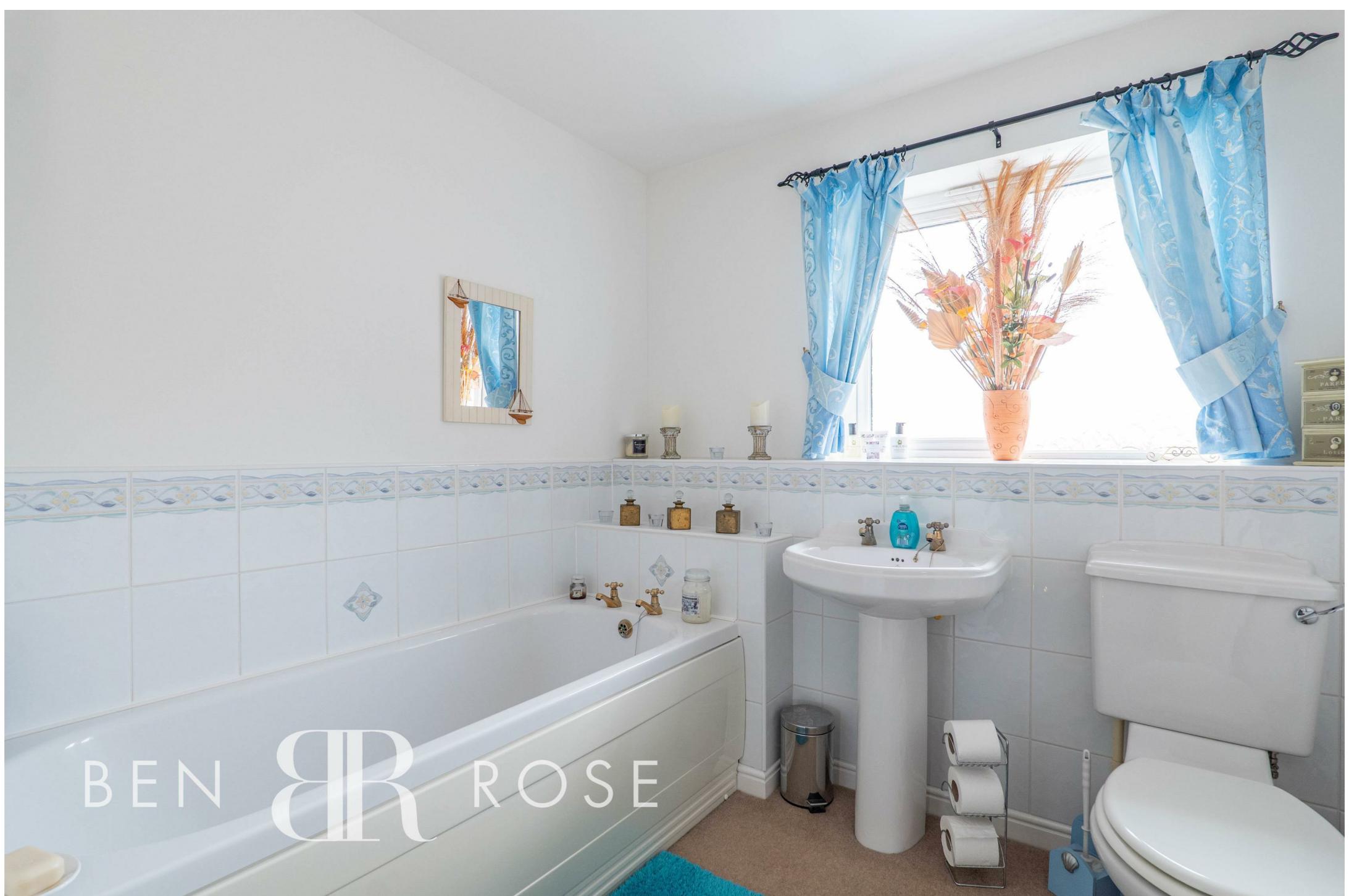
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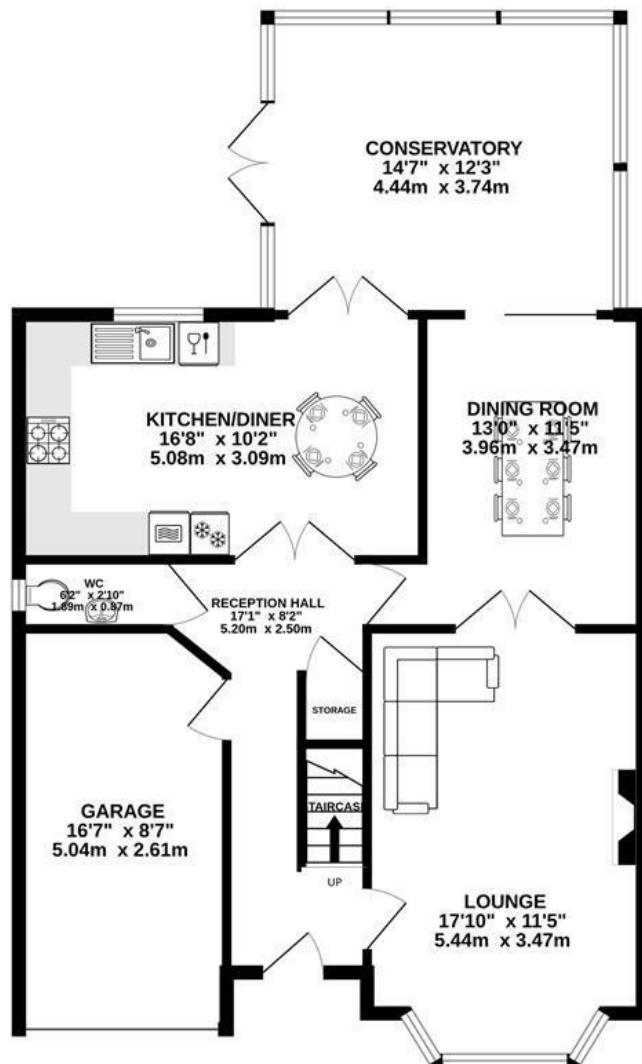
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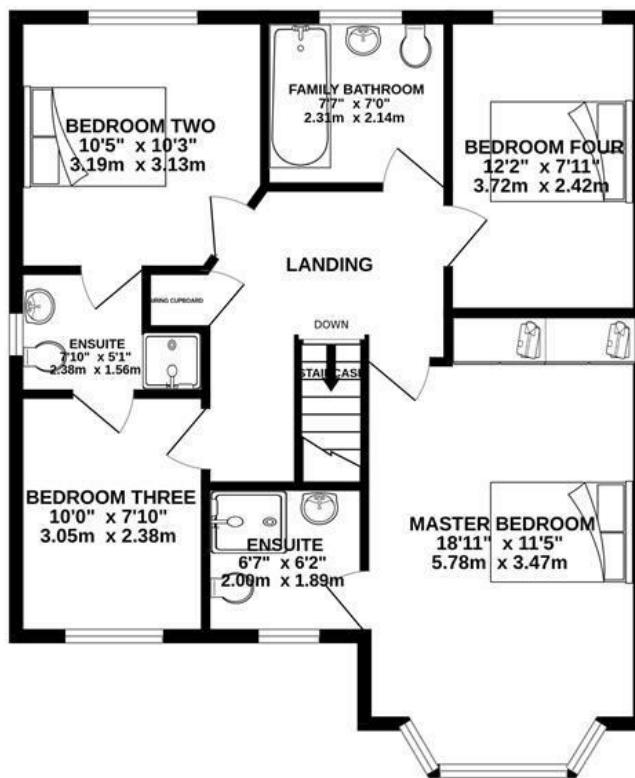
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GROUND FLOOR
928 sq.ft. (86.2 sq.m.) approx.



1ST FLOOR
714 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA: 1642 sq.ft. (152.6 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 indicative 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	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
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		
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