BEN ROSE



Prestwick Close, Buckshaw Village, Chorley

Offers Over £449,995

Ben Rose Estate Agents are pleased to present to market this impressive detached family home, ideally positioned within a peaceful cul-de-sac in the highly sought-after Buckshaw Village. Offering generous and versatile accommodation arranged across three floors, the property provides an excellent balance of reception space, family living and well-proportioned bedrooms, making it particularly well suited to growing families. Buckshaw Village itself is a popular modern development offering an excellent range of everyday amenities, including supermarkets, independent shops, cafés, restaurants, schools, parks and leisure facilities, all within easy reach. The development also benefits from excellent transport connections, with Buckshaw Parkway railway station providing direct services towards Preston and Manchester, while the M6, M61 and M65 motorway networks are readily accessible, making travel throughout Lancashire and beyond particularly convenient. The nearby towns of Chorley and Leyland are also easily reached, with Preston and Manchester offering further shopping, entertainment and employment opportunities.

Entering the home, the welcoming entrance hall provides access to the principal ground floor rooms, a convenient WC and stairs rising to the first floor. The spacious lounge sits to the front and offers a comfortable setting for relaxing, enhanced by a feature fireplace and attractive bay window which allows plenty of natural light into the room. Across the hall is a second reception room, currently suited to use as a family room or playroom, again benefiting from a bay window overlooking the front. To the rear lies the impressive open kitchen and dining space, forming the true heart of the home and providing an excellent environment for everyday family life and entertaining. The dining area has ample room for a large family table, while multiple windows and double doors overlooking the garden create a bright and welcoming atmosphere. The modern kitchen itself is fitted with an extensive range of wall and base units, generous worktop space and a selection of integrated appliances, providing both practicality and style.

The first floor landing provides access to four well-proportioned double bedrooms, offering an excellent amount of accommodation for a growing family, guests or those requiring additional home-working space. Bedrooms two and three are particularly generous in size and are complemented by a shared shower en suite positioned between the two rooms, providing an unusual yet highly practical arrangement. The remaining bedrooms are served by the well-appointed three-piece family bathroom, while a number of useful storage solutions are also located across this floor. Continuing upwards, the second floor is dedicated to the impressive master bedroom, creating a private retreat away from the rest of the accommodation. This spacious room benefits from built-in wardrobes, additional storage and multiple windows, together with a skylight which helps create a bright and airy feel. Completing the master suite is a four-piece en suite, further enhanced by two skylights which provide an abundance of natural light.

Externally, the property is particularly well suited to family life, with a generous driveway to the front providing ample parking for multiple vehicles and leading to the detached double garage. The front also benefits from a small lawned area, while an EV charging point adds further convenience for modern households. Positioned within a peaceful cul-de-sac, the property enjoys a pleasant and private setting within this popular development. To the rear is a good-sized enclosed garden, predominantly laid to lawn and complemented by a decked area, providing plenty of room for children to play, outdoor furniture and summer entertaining. The garden also benefits from external electricity points, while the property's solar panels offer an additional modern feature. Combining substantial accommodation across three floors with excellent reception space, a generous garden, double garage, modern energy-conscious features and a desirable Buckshaw Village location, this is a superb family home offering both versatility and long-term appeal.





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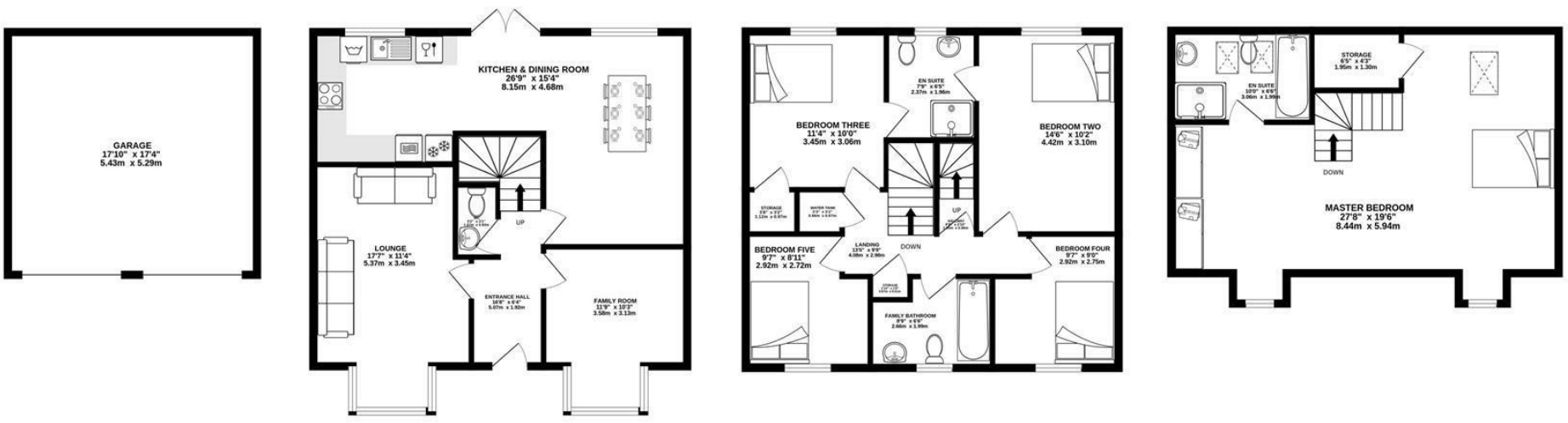
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GROUND FLOOR
983 sq.ft. (91.4 sq.m.) approx.

1ST FLOOR
641 sq.ft. (59.6 sq.m.) approx.

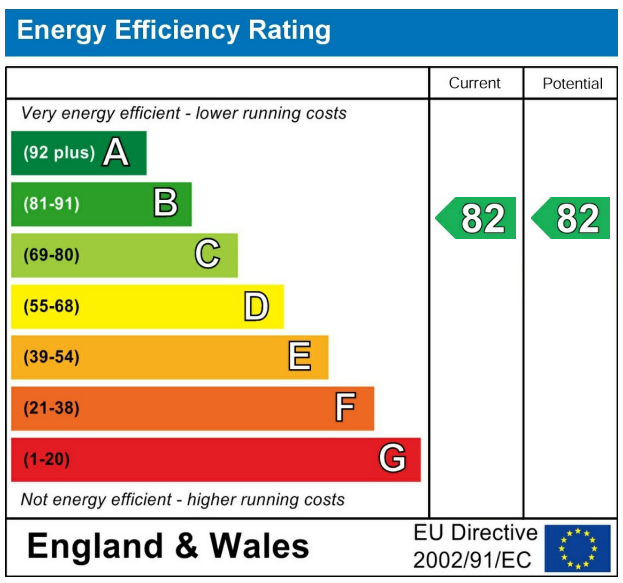
2ND FLOOR
496 sq.ft. (46.0 sq.m.) approx.

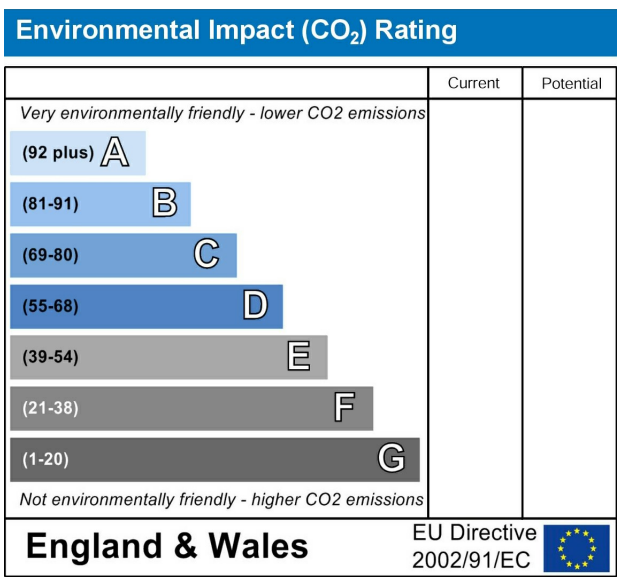


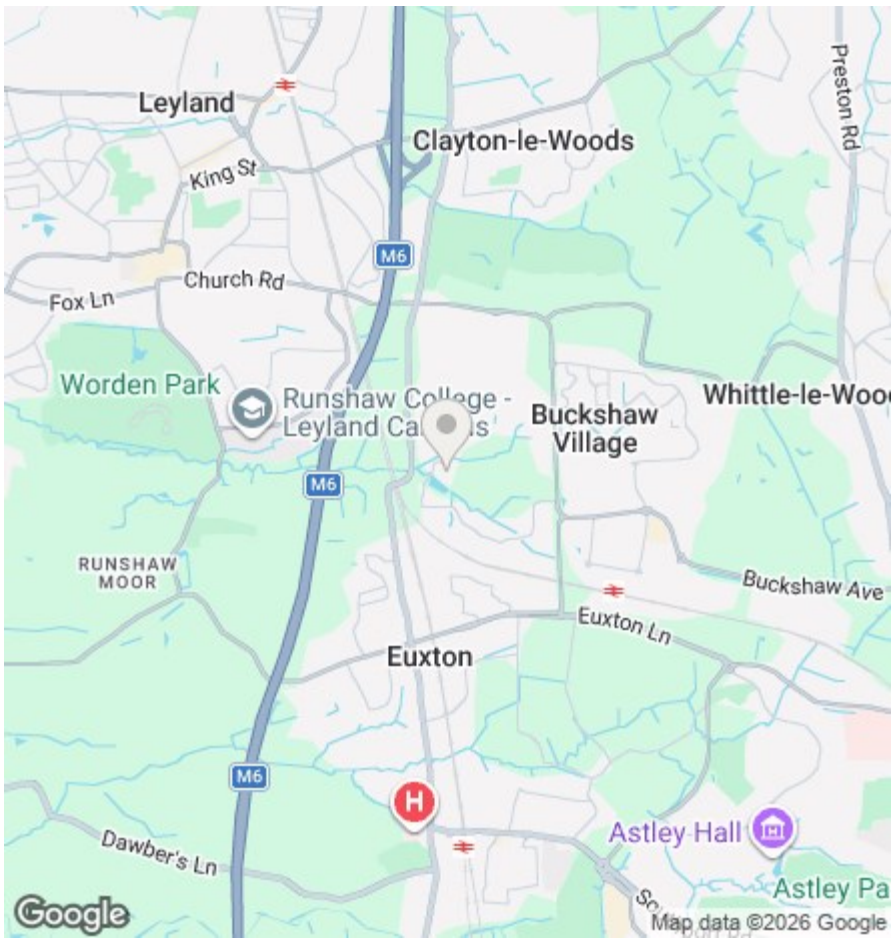
TOTAL FLOOR AREA : 2120 sq.ft. (197.0 sq.m.) approx.

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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