



Cedar Field, Clayton-Le-Woods, Chorley

Offers Over £314,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom detached family home, situated within a peaceful cul-de-sac and ever-popular area of Clayton-le-Woods, Chorley. Finished in a modern and neutral style throughout, this spacious property offers well-balanced accommodation that is perfectly suited to growing families seeking a home that is ready to move straight into. Ideally located, the property is within easy reach of a range of highly regarded schools, local shops, supermarkets, cafés and leisure facilities, with the nearby Cuerden Valley Park providing excellent opportunities for walking and outdoor recreation. Excellent transport links are also close at hand, including regular bus services, nearby railway stations at Leyland and Buckshaw Parkway, and convenient access to the M61, M65 and M6 motorways, making commuting to Chorley, Preston, Manchester and beyond both quick and convenient.

Stepping inside, you are welcomed by a bright and inviting entrance hall which provides access to the first floor, a convenient ground floor WC and the generously proportioned lounge. This attractive reception room enjoys a lovely bay window that floods the space with natural light, whilst a stylish wall-mounted fire creates a warm focal point. Continuing through, you'll find the true heart of the home in the impressive open-plan kitchen and dining area. Beautifully presented in a contemporary design, the kitchen offers a range of integrated appliances, including a newly fitted integrated fridge and freezer, along with ample worktop space, plentiful storage and a breakfast bar for more casual dining. There is also generous room for a family-sized dining table, making it ideal for both everyday living and entertaining. Leading off the kitchen is a practical utility room, along with internal access to the integral garage, which has been thoughtfully converted by the current owners into a home gym, providing a versatile space that could easily be adapted to suit a variety of needs.

To the first floor, the landing provides access to three well-proportioned bedrooms, including two generous doubles. The master bedroom enjoys the added character of a bay window, creating a bright and airy atmosphere, and further benefits from a spacious en suite shower room. The second double bedroom includes fitted wardrobes, offering excellent built-in storage, whilst the third bedroom is currently arranged as a home office but would equally make an ideal child's bedroom or nursery. Completing the first floor is a modern three-piece family bathroom, finished to a tasteful standard.

Externally, the property continues to impress with dual driveways positioned to either side of the home, providing off-road parking for multiple vehicles. A neat and decorative gravel areas enhance the property's attractive kerb appeal. To the rear, a South facing, sizeable enclosed garden offers an excellent outdoor space for the whole family, featuring a generous lawn, a paved seating area perfect for outdoor dining and entertaining, mature hedging for added privacy, a beautiful established tree and a useful garden shed for additional storage. Combining spacious family living, versatile accommodation and a highly desirable location, this fantastic detached home is sure to appeal to buyers looking for comfort, convenience and a home they can enjoy for years to come.

















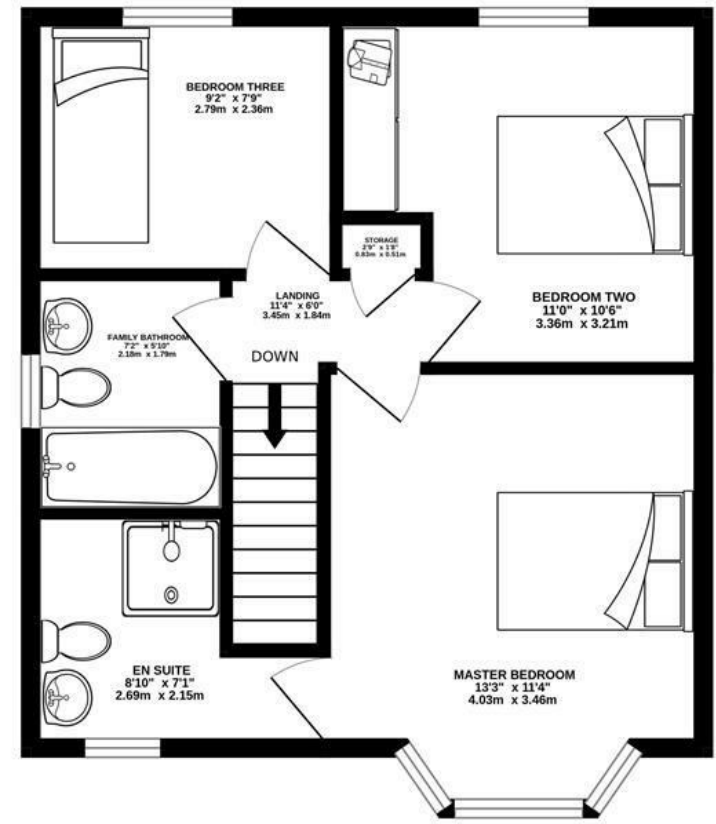
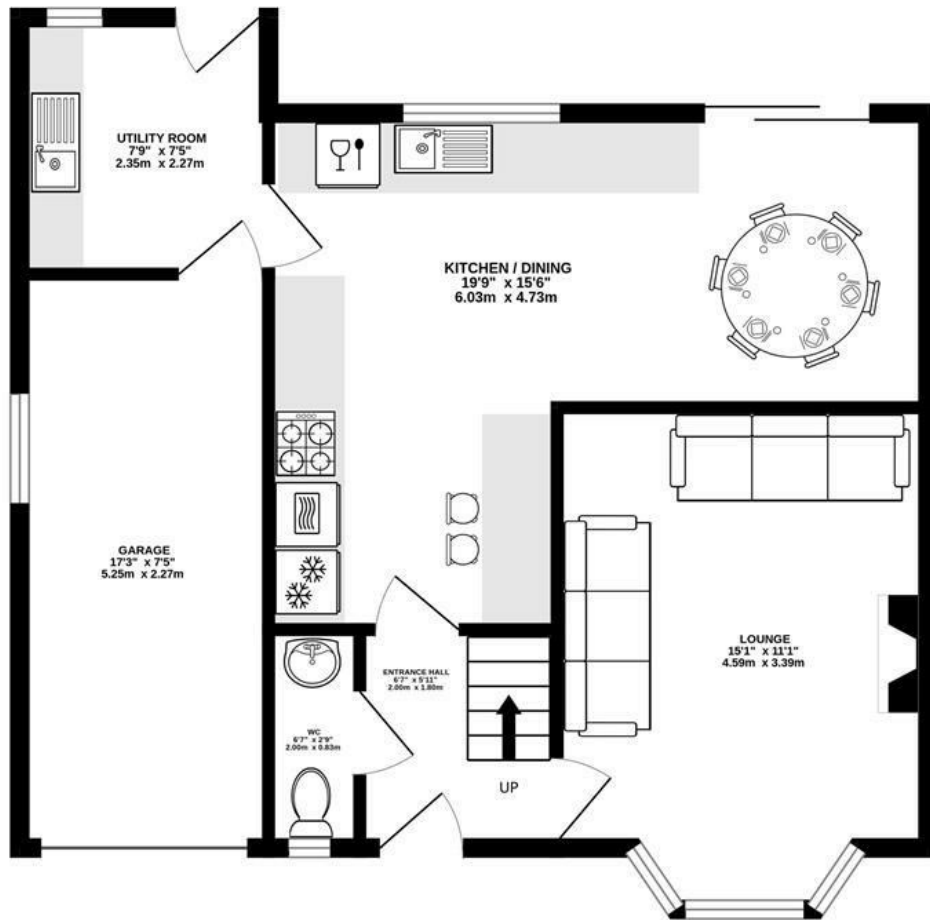




BEN ROSE

GROUND FLOOR
628 sq.ft. (58.4 sq.m.) approx.

1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.

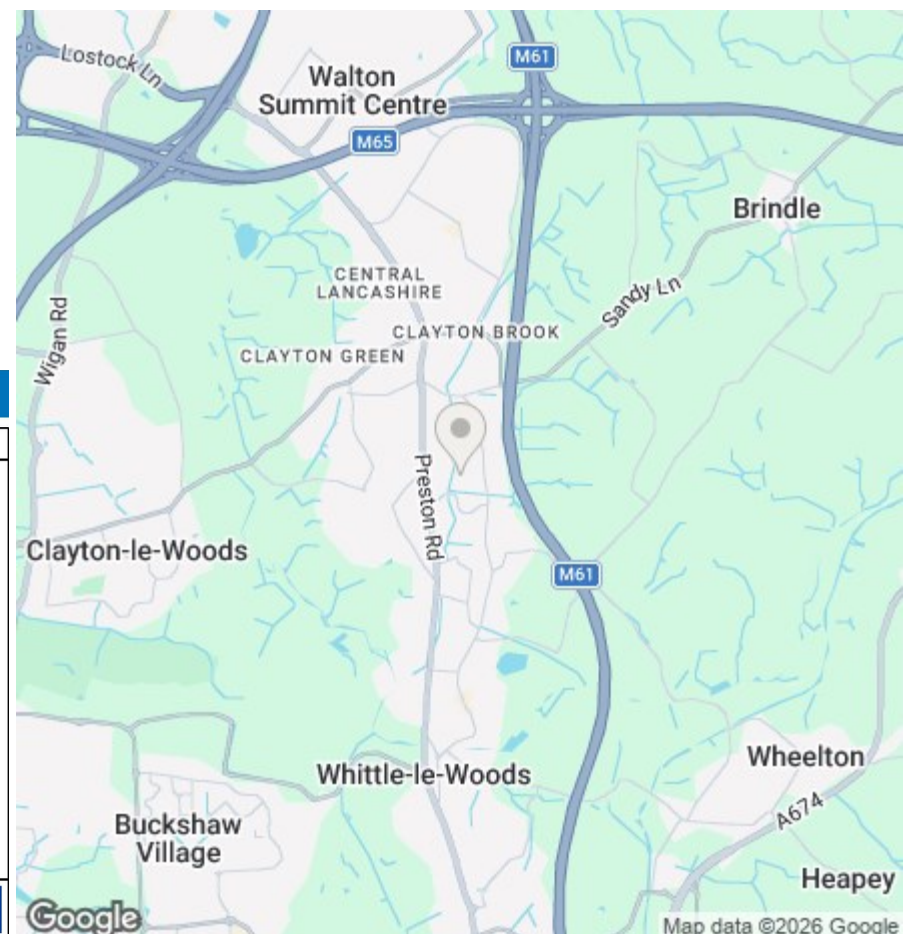


TOTAL FLOOR AREA : 1082 sq.ft. (100.5 sq.m.) approx.

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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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			79
(81-91) B			
(69-80) C			
(55-68) D		63	
(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			
England & Wales		EU Directive 2002/91/EC	