



## Larch Drive, Brinscall, Chorley

**Offers Over £409,995**

Ben Rose Estate Agents are delighted to introduce to the market this beautifully presented and stylish three-bedroom detached property, located in the highly sought-after area of Brinscall, Chorley. Boasting significant renovations and upgrades to an impeccable standard throughout, this property simply must be viewed in person to be fully appreciated.

The home offers picturesque views and effortless access to charming nature walks and cycling paths, as well as surrounding villages. It's just a short drive into Chorley town centre. Surrounded by excellent local schools, shops, and amenities, it provides the perfect balance of tranquility and convenience.

Upon entering the property, you're greeted by a stylish hallway that sets the tone for this beautiful home. It provides access to most of the ground floor rooms and houses the staircase leading to the upper level. To the right, you'll find the spacious lounge, which is semi-open plan with the kitchen/diner. This impressive area boasts a large bay-fronted window and a cozy log burner fire. The modern kitchen is equipped with sleek, integrated appliances, complemented by wooden work surfaces. The dining area offers ample space for a large family dining table, with sliding patio doors providing access to the garden. Adjacent to the dining area is the convenient utility room, offering additional space for freestanding appliances and providing access to the garden, with integral access to the attached garage available here. Continuing through the ground floor, you'll discover two well-proportioned double bedrooms, with bedroom two benefiting from an ensuite shower room and bedroom three boasting integrated understair storage. The modern three-piece shower room completes this floor.

Heading upstairs, you'll find the stunning master suite, spacious and beautifully complemented by an ensuite bathroom and dressing room. This room receives plenty of natural light from dual aspect windows, completing the offering inside the home.

Externally, the property stands out with an impressive horseshoe driveway to the front, providing off-road parking for multiple vehicles and leading to the single attached garage, equipped with electrics. At the rear of the property is a spectacular garden space that truly must be seen to be fully appreciated. The garden encompasses a lower level featuring landscaped patio areas and a charming water feature. Stairs lead up to the upper level of the garden, where you'll find a beautiful summer house with an attached storage room. Additionally, there's a spacious sun patio and decking area, ideal for entertaining, relaxation, and basking in the sunshine.

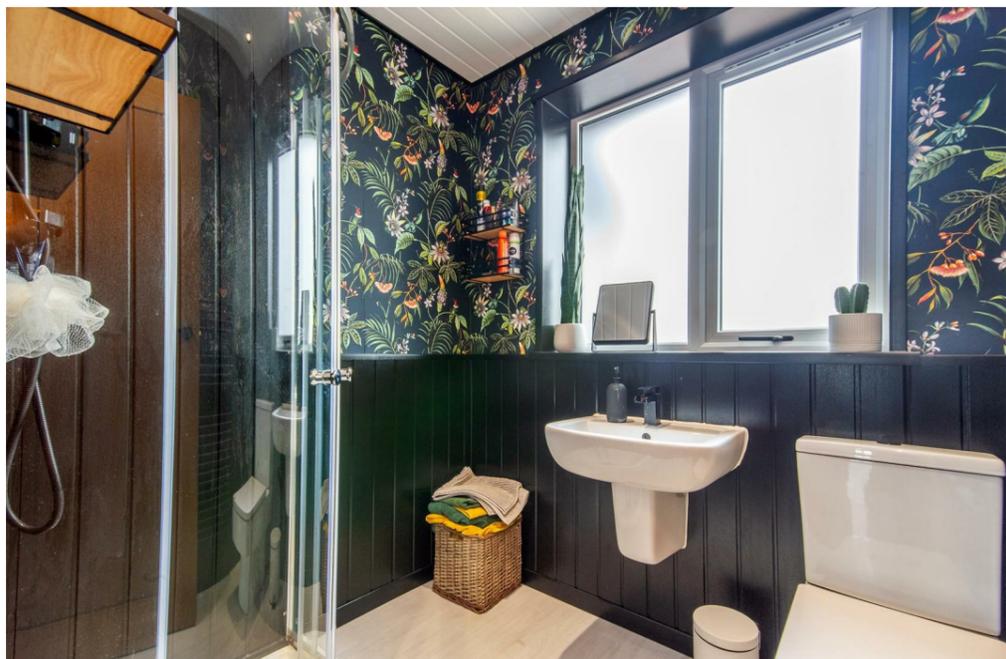


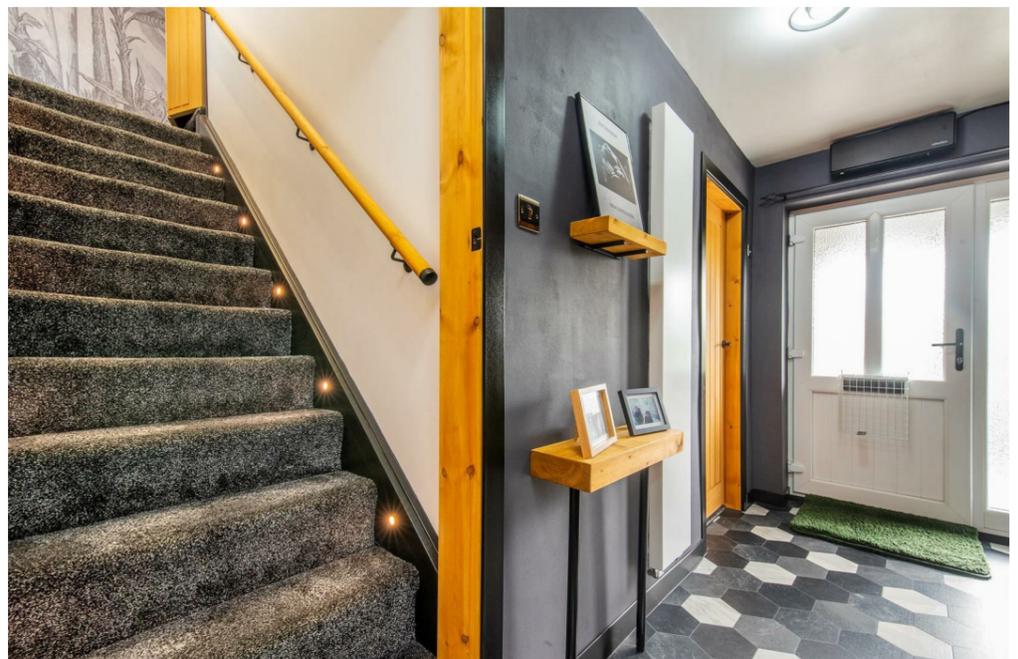










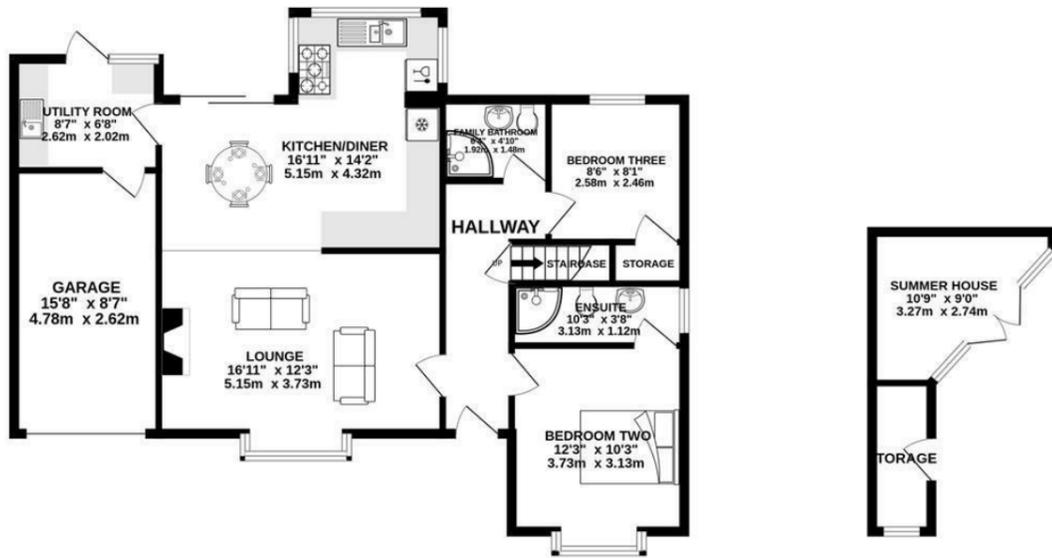








GROUND FLOOR  
1024 sq.ft. (95.1 sq.m.) approx.



1ST FLOOR  
304 sq.ft. (28.3 sq.m.) approx.

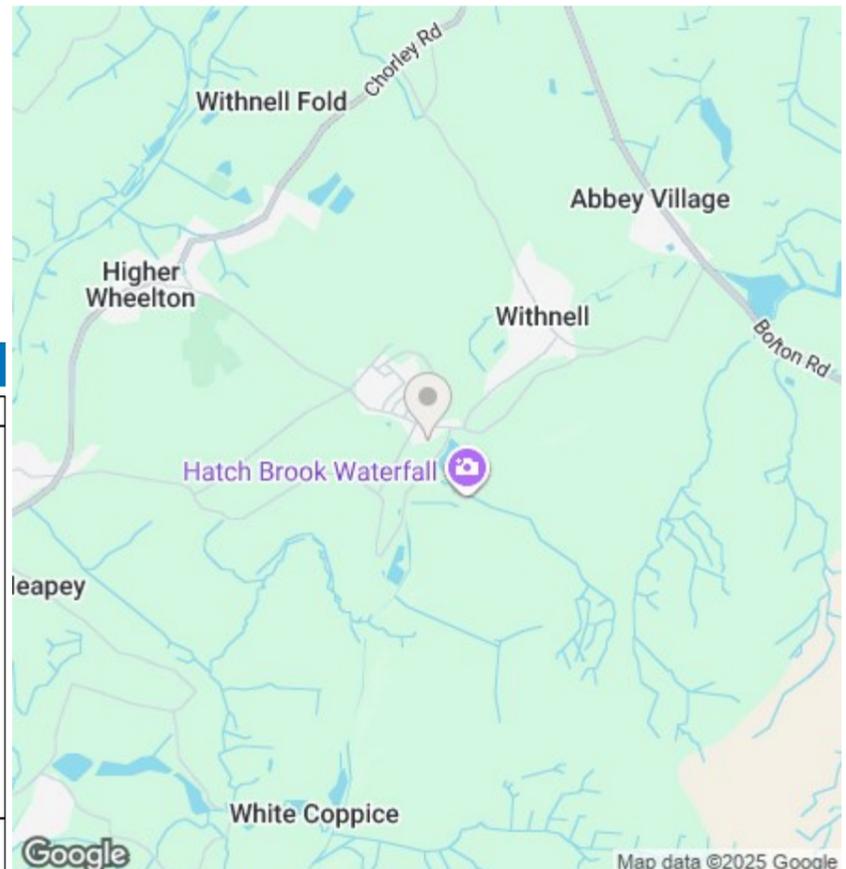


TOTAL FLOOR AREA : 1328 sq.ft. (123.4 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	