BEN ROSE



Shireburne Drive, Chorley

Offers Over £474,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented five-bedroom detached family home in Chorley, offering an exceptional blend of generous living space, high-quality finishes and versatile accommodation arranged over three floors. Finished to a high standard throughout, the property boasts a luxurious fitted kitchen, an impressive open-plan lounge diner with under floor heating, multiple reception spaces and a wealth of integrated storage, complemented by solid oak doors throughout. The well-proportioned bedrooms and additional shower room on the second floor make this an ideal choice for growing families seeking both space and flexibility. Situated in the sought-after Lancashire town of Chorley, the home is well placed for a range of local amenities, supermarkets, schools and leisure facilities, while Chorley town centre offers a wider selection of shops, cafés, restaurants and everyday conveniences. Chorley railway station provides services towards Preston, Manchester and beyond, while the nearby M61 and M6 motorways offer excellent connections for commuters travelling across the North West. Regular bus services and access to neighbouring towns and cities, including Preston, Bolton and Manchester, further enhance the appeal of this well-positioned family home.

Stepping inside, the welcoming reception hall immediately sets the tone, with decorative tiled flooring, a bright and airy atmosphere and the staircase rising to the upper floors. A convenient downstairs WC is positioned immediately to the left, while further along the hallway, the spacious living room provides an inviting setting in which to relax. Wooden parquet flooring adds warmth and character, complemented by an impressive media wall with an integrated feature fire and a front-facing window that allows natural light to fill the room. Glazed double doors open directly onto a raised decking area, creating a pleasant connection with the rear garden. Continuing through the ground floor, the generously proportioned luxury kitchen is a standout feature, thoughtfully designed to combine style with practicality. Stone-flagged flooring runs beneath an extensive range of fitted units, while integrated appliances include a Rangemaster double oven and an American-style fridge. A Quooker hot tap, Belfast sink and large larder cupboard add further convenience, alongside a substantial under-stairs storage cupboard. At the heart of the kitchen, a large central island incorporates additional storage, a wine cooler and a breakfast bar, providing the perfect spot for casual dining and entertaining. A front-facing window brings in natural light, while a wide opening leads through to the impressive lounge diner at the rear. Continuing the same stone-flagged flooring with the addition of underfloor heating, this expansive space offers ample room for both comfortable seating and a substantial dining table. Four-panel glazed bi-fold doors open onto the rear garden, making this an ideal setting for entertaining and enjoying warmer weather. Triple north-facing windows along one wall, a south-facing window to the opposite side and three Velux roof windows with solar powered blinds combine to create an appealing sense of light and space throughout.

Moving up to the first floor, the landing provides access to three well-proportioned bedrooms and the luxurious family bathroom. The master bedroom is a particularly attractive retreat, featuring a front-facing window, double integrated wardrobes with sliding doors and a private three-piece en-suite shower room complete with a walk-in shower. Bedroom two also benefits from a front-facing window, a large integrated wardrobe with sliding doors and an additional integrated storage cupboard, making it a practical and comfortable space. Bedroom three is currently utilised as a home office, demonstrating the flexibility of the accommodation, and features a window overlooking the rear garden alongside a large integrated wardrobe. Completing this floor is the impressive four-piece family bathroom, finished with marble tiling and tiled flooring. The suite comprises a free standing bath and separate walk-in shower, offering a choice of options for both busy family mornings and a more relaxing end to the day. The second floor provides two further generously sized bedrooms, creating excellent flexibility for larger families, visiting guests or those requiring additional workspace. Bedroom four features a rear-facing Velux roof window, while bedroom five benefits from a front-facing Velux window, with both rooms enjoying the character and privacy afforded by their position on the upper floor. A separate three-piece shower room, serving these bedrooms, completes the accommodation and features a corner shower and tiled flooring, ensuring the top floor functions as a practical and largely self-contained area for older children, guests or other family members.

Externally, the property is approached via a tarmacked driveway providing off-road parking for up to three cars and leading to a detached garage. Mature hedging runs along both boundaries, creating an attractive degree of privacy at the front, while a paved section to the left of the garage leads to gated access towards the side and rear gardens. The side garden is laid with artificial grass for a neat, low-maintenance finish, with a flagged pathway running alongside the property and through to the rear. The generous rear garden offers an appealing combination of lawned space and dedicated seating areas, providing plenty of room for children to play, outdoor dining and entertaining. A raised decking area occupies the back-right corner, while a further decked section sits alongside the rear of the house and can be accessed directly from the living room, creating a natural extension of the indoor living space. A mature border of established bushes and a small tree provides greenery along the left-hand side and with mature trees beyond the rear boundary, the garden offers a peaceful outdoor setting for the whole family to enjoy. Combining five well-proportioned bedrooms, three floors of versatile accommodation, impressive entertaining spaces and a generous, private garden, this outstanding detached home offers a superb balance of luxury, practicality and family living in a convenient Chorley location.




THIS KITCHEN NEVER CLOSES, AS LONG AS YOU'RE THE COOK
IF YOU WANT BREAKFAST IN BED TOMORROW, SLEEP IN THE KITCHEN TONIGHT.





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LOVE YOU
LOVE YOU
LOVE YOU
LOVE YOU.
MARGARITA


MEN
TO THE LEFT
BECAUSE
WOMEN
ARE ALWAYS
RIGHT!
THE LORD IS MY STRENGTH AND MY SONG
KYOCERA


MEN
TO THE LEFT
BECAUSE
WOMEN
ARE ALWAYS
RIGHT!
NO LINK
NO LINK
I Love You






LISTERINE
STAY WHITE











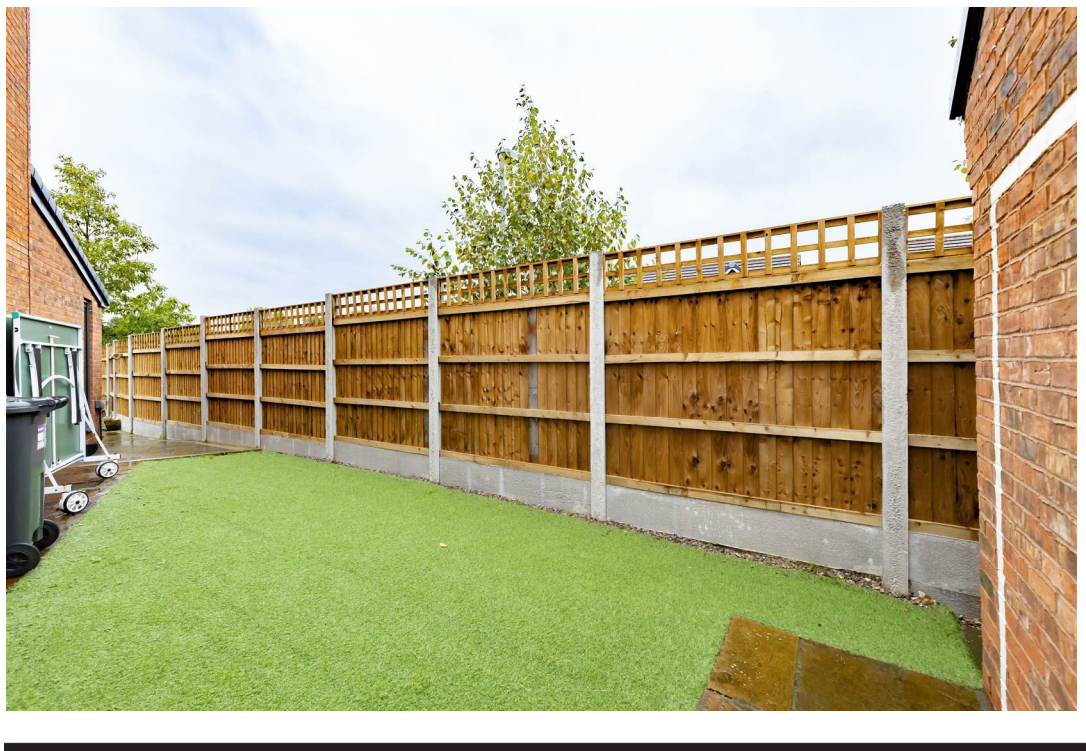










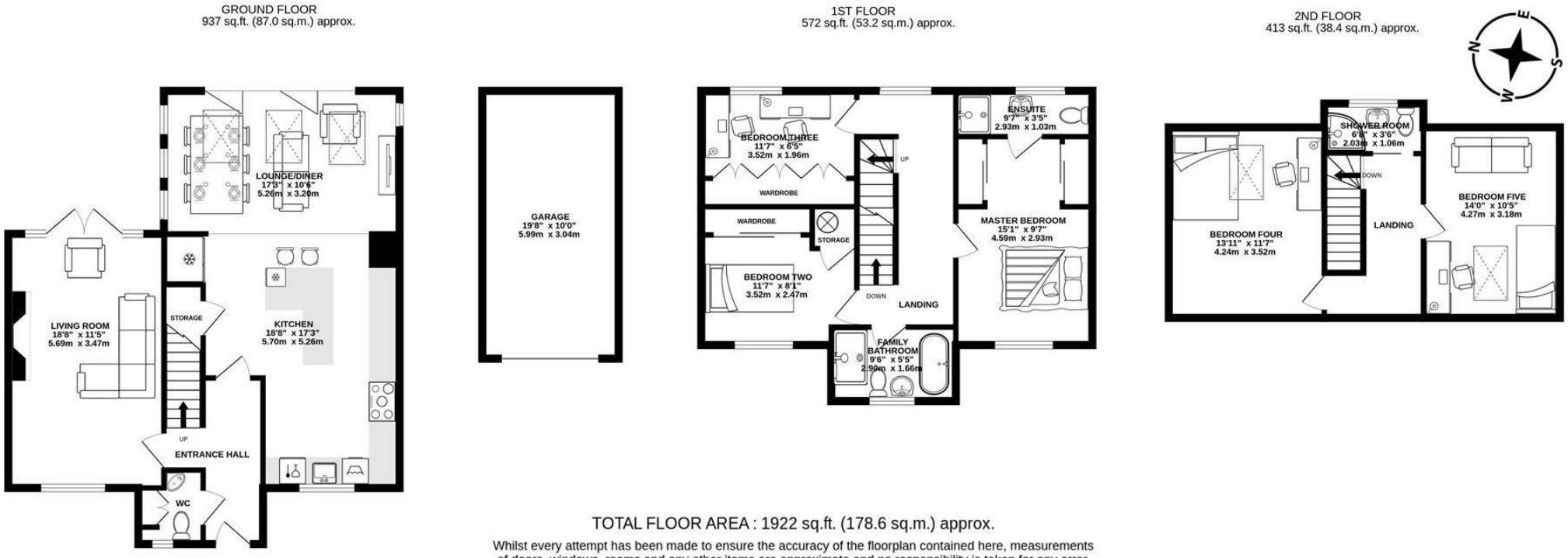


BEN ROSE

GROUND FLOOR
937 sq.ft. (87.0 sq.m.) approx.

1ST FLOOR
572 sq.ft. (53.2 sq.m.) approx.

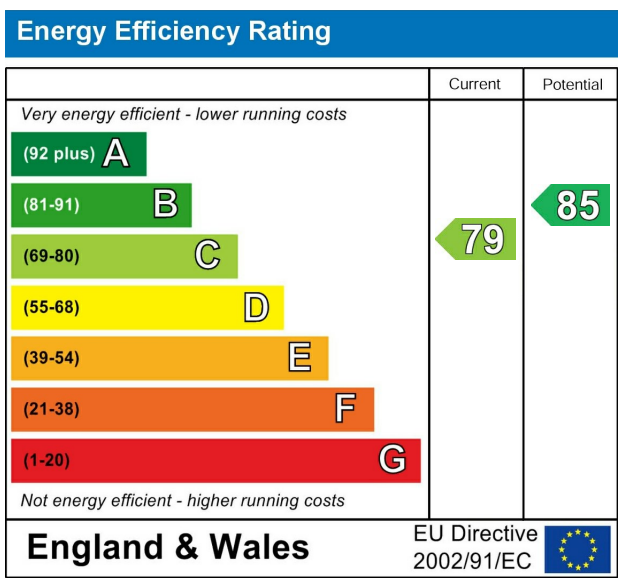
2ND FLOOR
413 sq.ft. (38.4 sq.m.) approx.

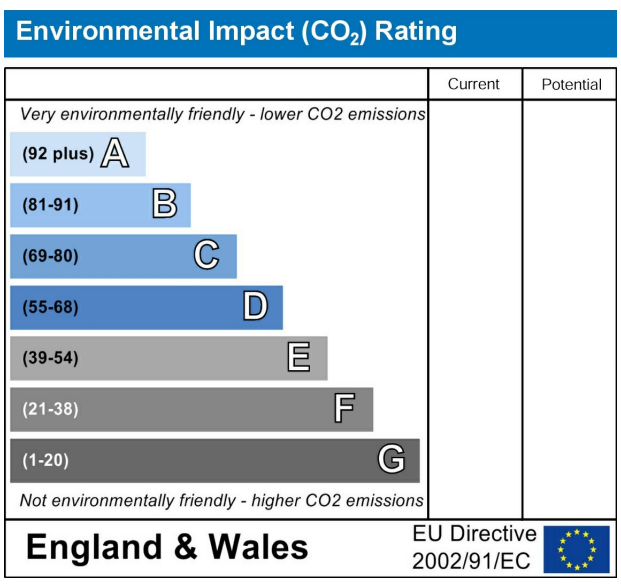


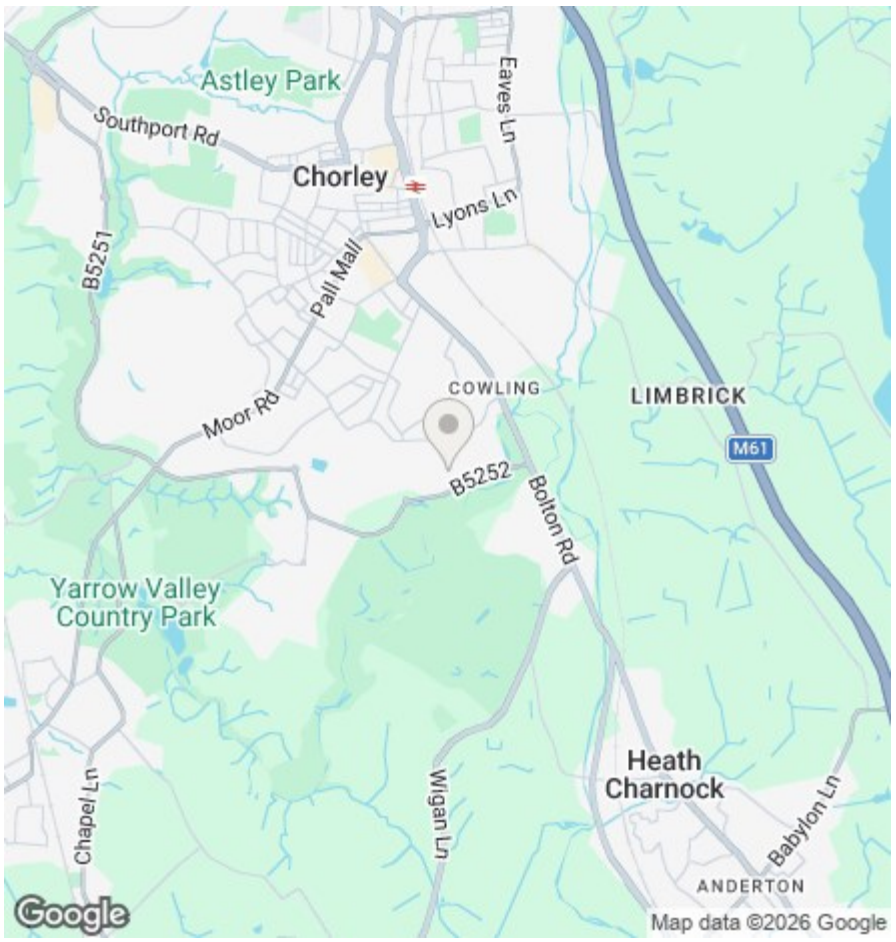
TOTAL FLOOR AREA : 1922 sq.ft. (178.6 sq.m.) approx.

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 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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