BEN ROSE



The Willows, Chorley

Offers Over £439,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached family home, occupying a generous corner plot within a quiet cul-de-sac in Chorley. Having undergone an extensive renovation and refurbishment programme, the property offers stylish, contemporary accommodation finished to an exceptional standard throughout, with full redecoration and new carpeting across the home, alongside an impressive extended luxury kitchen featuring high-end appliances and quality materials. Offering spacious and versatile living areas, four well-proportioned double bedrooms and attractive gardens, this is a superb opportunity for families seeking a truly turn-key home in a desirable residential setting. Chorley town centre is just a short distance away, providing an excellent selection of shops, supermarkets, restaurants, cafés and leisure facilities, alongside well-regarded schools and everyday amenities. The area is also ideally placed for commuters, with Chorley railway station offering services towards Preston, Manchester and beyond, while regular bus services and convenient access to the M6, M61 and M65 motorway networks make travelling further afield straightforward. Nearby destinations include Preston, Leyland and Blackburn, with a variety of countryside walks, parks and recreational facilities also within easy reach.

Upon entering, you are welcomed by a bright and spacious reception hall, finished with attractive polished tiled flooring and featuring the staircase to the first floor. The hallway immediately sets the tone for the accommodation, providing access to the principal ground floor rooms, with the formal dining room positioned to the right and a separate study to the left. Continuing along the hallway, there is a convenient downstairs WC before double doors open into the real centrepiece of the home: an impressive extended kitchen, dining and entertaining space. To the right of the hallway, the generously proportioned rear lounge offers a comfortable setting for relaxing, with a contemporary gas fire set within an attractive stone surround and hearth. Glazed patio doors provide a lovely outlook and direct access onto the rear patio and garden, while half-glazed double doors at the opposite end connect through to the dining room, creating a natural flow between the reception spaces. The dining room itself benefits from an attractive bay-fronted window with leaded glazing overlooking the front garden, making it an ideal setting for family meals and more formal occasions. Across the hallway, the separate study enjoys a further leaded-glazed front-facing window and offers a versatile additional reception space, ideal for use as a home office, quiet study or cosy snug, depending on the needs of the new owners. Completing the ground floor is the impressive extended open-plan kitchen and entertaining room, which has been beautifully refurbished around a luxurious contemporary fitted kitchen, incorporating high-end appliances, including quality Neff units and dual double ovens. The kitchen is further enhanced by elegant Corinth worktops and a breakfast bar providing additional seating. There is ample room for a substantial dining table and further seating, making this a fantastic social space for the whole family. Matching polished tiled flooring runs throughout, while quad-glazed doors open directly onto the rear patio and garden, allowing natural light to flood the room and creating a wonderful connection with the outdoor space. A feature gas fireplace positioned in the rear corner adds a further attractive focal point to this exceptional room.

Moving upstairs, the impressive landing provides access to all four bedrooms and the family bathroom, alongside a useful integrated storage cupboard housing the hot water cylinder. The master bedroom is a particularly spacious retreat, featuring a large front-facing window with leaded glazing, generous fitted wardrobes and an additional integrated storage cupboard. It is further complemented by a private three-piece en-suite bathroom, complete with a corner shower and attractive laminate plank parquet flooring. Bedroom two is another well-proportioned double room, enjoying a rear-facing window and integrated storage, while bedrooms three and four are also comfortable double bedrooms, offering excellent flexibility for growing families, guests or additional home-working space. Bedroom four benefits from a front-facing window and integrated storage cupboard, while bedroom three enjoys a pleasant rear-facing aspect. Bedrooms two and four are additionally served by a shared Jack and Jill en-suite bathroom, fitted with an integrated shower and matching laminate plank parquet flooring, providing convenient private access between the two bedrooms. Completing the first floor is a generous three-piece family bathroom, featuring a corner bath and the same attractive laminate plank parquet flooring, providing practical and comfortable facilities for the remaining bedrooms. Further storage is available within the attic, which has been boarded to provide useful additional space and benefits from an installed loft ladder for convenient access.

Externally, the property benefits from a generous tarmacked driveway to the front, offering parking for three or more vehicles and leading directly to the integrated garage. To the right, a lawned front garden with a small tree adds to the property's kerb appeal, while a flagged pathway leads neatly to the entrance. The integrated garage provides further useful storage and benefits from its own boarded loft space, complete with an installed loft ladder, making excellent use of the available storage potential. A gated access point to the left of the garage provides a convenient route down the side of the property and through to the rear garden. Occupying a generous corner plot, the rear garden offers an excellent amount of outdoor space, featuring a large central lawn bordered by planted raised beds along the sides and rear boundary. New fencing has also been installed, providing a fresh and attractive finish to the garden boundaries. A substantial paved patio extends across the rear of the property, providing an ideal space for outdoor dining, entertaining and enjoying the warmer months, with direct access available from both the lounge and kitchen. Beyond the rear boundary, a backdrop of large, mature trees creates an attractive natural setting. Combining beautifully refurbished interiors, an extended luxury kitchen with high-end appliances, an outstanding open-plan entertaining space, four double bedrooms, extensive storage facilities and parking for multiple vehicles, this impressive detached home offers everything needed for modern family living and is one that deserves to be viewed to be fully appreciated.

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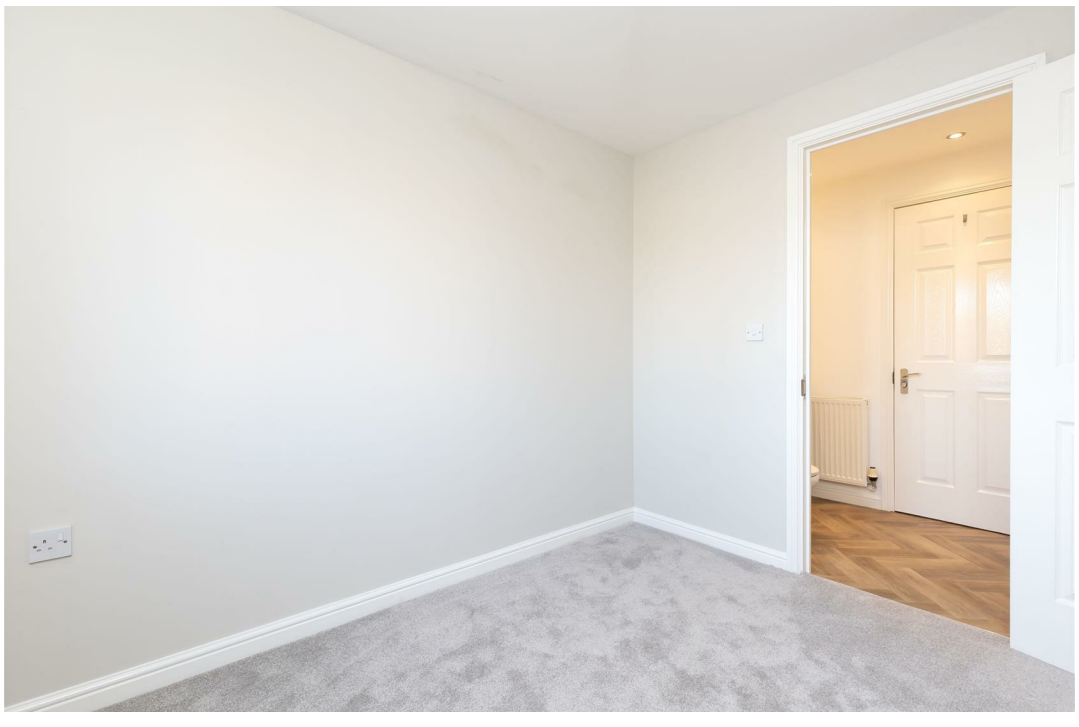





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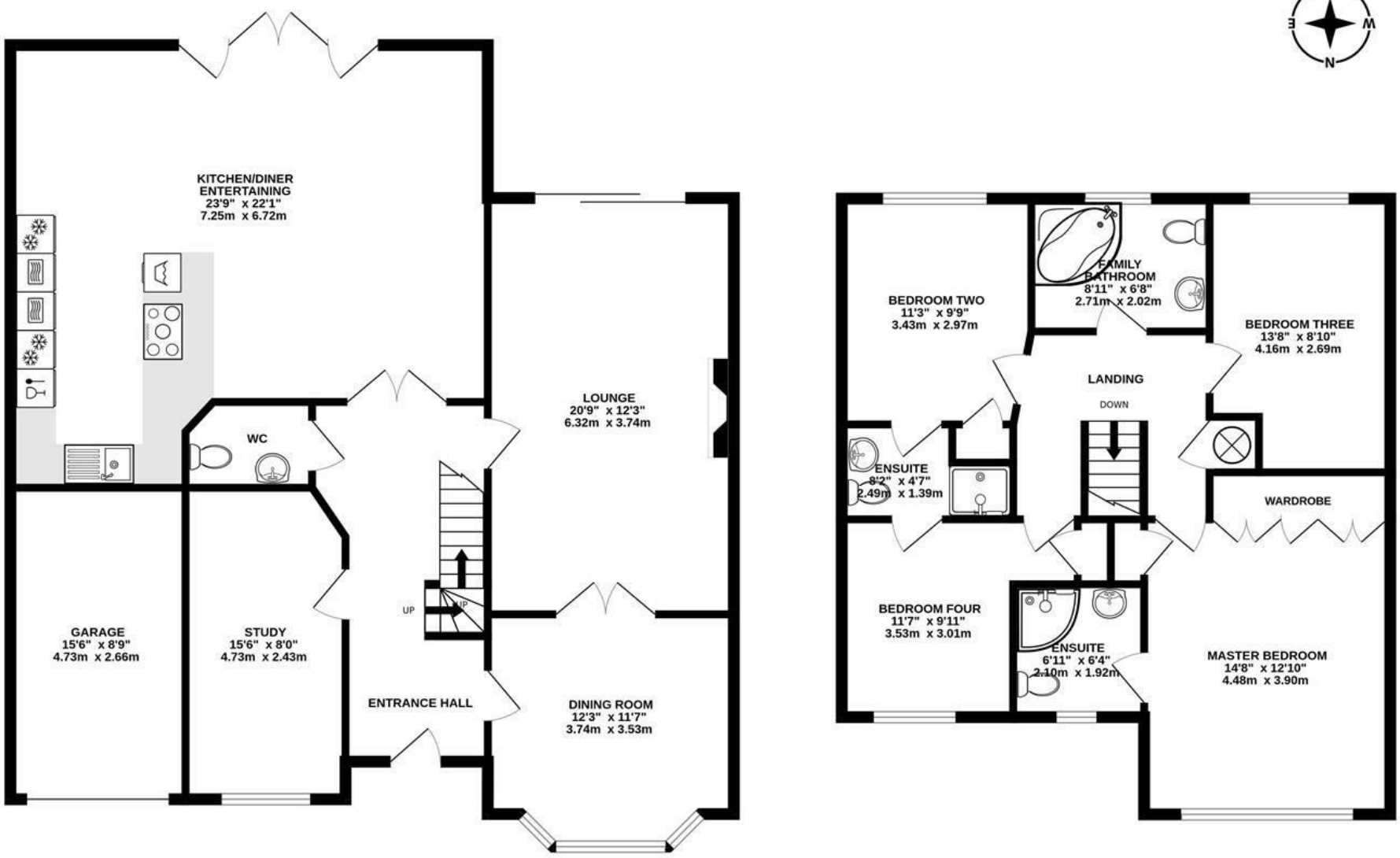
GROUND FLOOR
1263 sq.ft. (117.4 sq.m.) approx.

1ST FLOOR
765 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA : 2029 sq.ft. (188.5 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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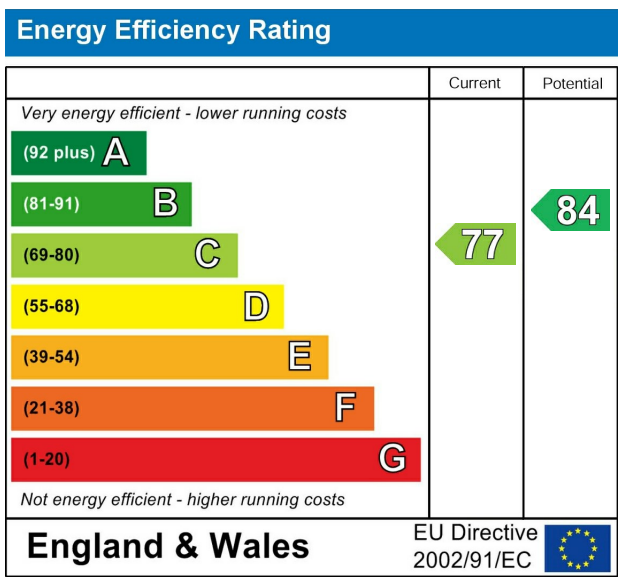

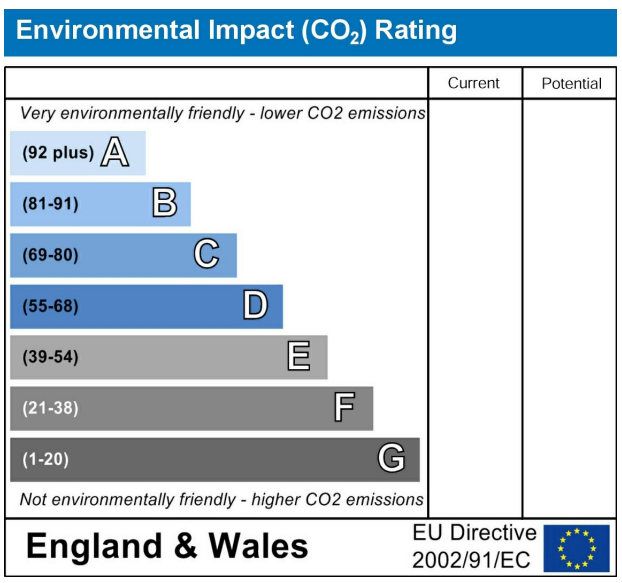



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