



## Peel Tower Close, Chorley

**Offers Over £439,995**

Ben Rose Estate Agents are pleased to present to the market this beautifully presented four-bedroom detached property, situated on an exclusive gated development within the highly sought-after Duxbury Gardens estate in Chorley, Lancashire. This ideal family home offers versatile and spacious living throughout, with excellent schools nearby and Chorley town centre just a ten-minute drive away, offering a superb range of amenities including supermarkets, restaurants, and leisure facilities. Excellent travel links are available via nearby Chorley train station, providing direct routes to Manchester and Preston, along with convenient access to the M6 and M61 motorways.

The home has recently undergone a range of refurbishments and upgrades, creating a stylish and comfortable living environment. Improvements include new carpets, flooring, and radiators, along with a beautifully landscaped garden featuring newly installed decking. Bespoke storage has also been added, enhancing functionality throughout, alongside a rainwater harvesting system supporting lower utility costs and reduced environmental impact.

Stepping into the property, you are welcomed into the entrance hallway, where a convenient WC is located along with the staircase to the first floor. Directly ahead is the impressive open-plan kitchen/dining/family room. This stunning space features a contemporary fitted kitchen offering ample storage with integrated appliances including a fridge, freezer, oven, hob, and dishwasher, complemented by a stylish tiled splashback. The space comfortably accommodates both a sitting area and a large family dining table, with double patio doors opening onto the garden, creating an excellent indoor-outdoor flow. Completing the ground floor is the spacious lounge, located on the opposite side of the hallway, benefiting from dual-aspect windows with bespoke fitted shutters.

Moving to the first floor, you will find three well-proportioned bedrooms, including the master bedroom which benefits from a private ensuite shower room. A modern four-piece family bathroom with a newly installed shower completes this level.

Continuing upstairs, you will find the impressive fourth bedroom, which boasts its own ensuite shower room and separate dressing room with fitted storage. This versatile space is currently utilised as an additional living area and playroom, offering excellent flexibility to suit a range of needs.

Externally, the property benefits from a private driveway providing off-road parking for three vehicles, along with a convenient EV charging point. There is also access to a single detached garage, which is fitted with power and lighting and includes additional loft storage with a pull-down ladder.

The home further boasts a generously sized side garden, beautifully landscaped and thoughtfully zoned to create a low-maintenance private retreat. It features two raised decking areas with floor lighting, with steps leading down to a spacious loose-stone garden area, providing the perfect space for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate what this exceptional home has to offer and to avoid disappointment.















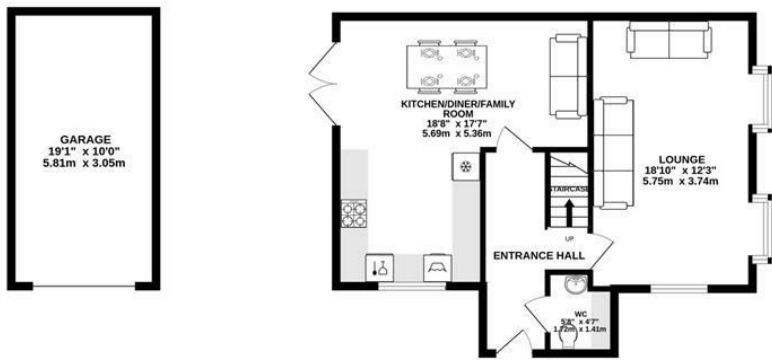






# BEN ROSE

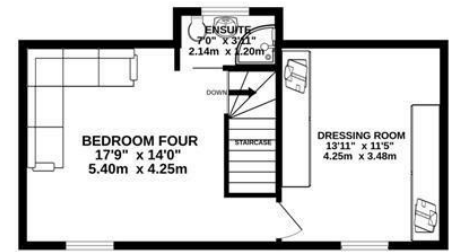
GROUND FLOOR  
781 sq.ft. (72.6 sq.m.) approx.



1ST FLOOR  
608 sq.ft. (56.5 sq.m.) approx.



2ND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.

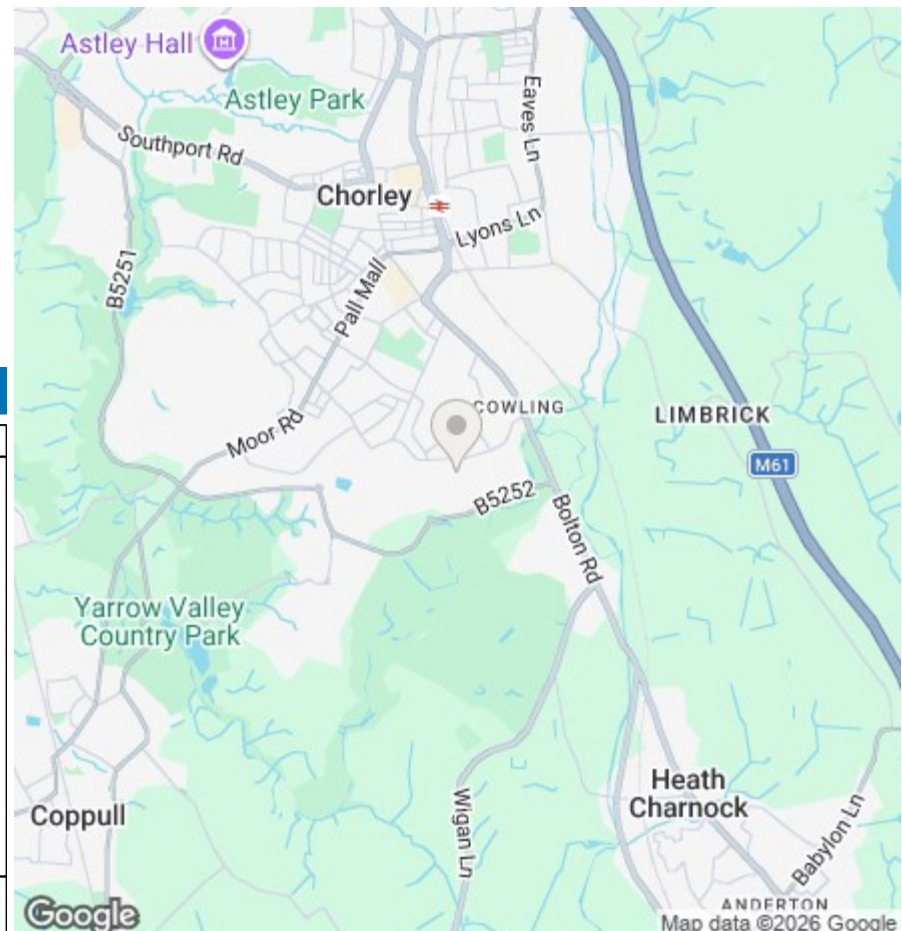


TOTAL FLOOR AREA : 1812 sq.ft. (168.4 sq.m.) approx.

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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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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