



Kingfisher Close, Chorley

Offers Over £259,995

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom detached home, tucked away in a quiet and secluded position in the highly desirable town of Chorley. Offering a unique layout, generous living accommodation and a wonderful sense of privacy, this property is perfectly suited to growing families looking for a peaceful setting without compromising on convenience. The home enjoys an open plan design across the ground floor, creating an inviting and sociable living space ideal for both everyday family life and entertaining. Chorley itself offers an excellent range of local amenities including highly regarded schools, supermarkets, independent shops, cafés and leisure facilities, while nearby Astley Park provides beautiful green space for walks and outdoor activities. Chorley town centre and its train station are just a short drive away, offering direct rail services to Preston, Manchester and beyond. Excellent bus routes are also available locally, with the M61, M6 and M65 motorway networks all within easy reach, making commuting across Lancashire and the North West straightforward.

The property offers a truly distinctive layout, with access available from both the front and rear of the home, each leading directly into the spacious open plan kitchen/diner. The kitchen provides an excellent range of worktop space, an integrated fridge/freezer and ample room for family dining, while the staircase rises conveniently from this central hub. From here, you are led into the generously proportioned lounge, where tiled flooring flows seamlessly throughout the ground floor, creating a practical yet stylish finish. A feature fireplace provides a welcoming focal point, while a large window frames an attractive view across the peaceful wooded area to the front of the property. Continuing through, the bright and airy conservatory offers an additional reception space, flooded with natural light and complete with sliding doors opening directly onto the garden, creating an effortless connection between the indoor and outdoor living spaces.

To the first floor, the property offers three well-proportioned bedrooms, making it an excellent choice for families. The spacious master bedroom benefits from fitted wardrobes, providing excellent storage, as well as its own modern three-piece en-suite shower room. The remaining bedrooms are ideal for children, guests or those working from home, with each enjoying plenty of natural light. Completing the first floor is the contemporary three-piece family bathroom, fitted with an over-the-bath shower to comfortably serve the household.

Externally, the property continues to impress with its private driveway to the rear providing off-road parking for up to three vehicles. From here, the plot wraps around to a tranquil front courtyard and seating area, offering a peaceful place to enjoy the surrounding woodland setting. To the side of the home is the main garden, which has been thoughtfully gravelled and slightly raised to create a private, low-maintenance outdoor space perfect for relaxing or entertaining during the warmer months. Combining a secluded location, spacious open plan living and excellent access to local amenities and transport links, this is a fantastic family home that offers both comfort and convenience in equal measure.















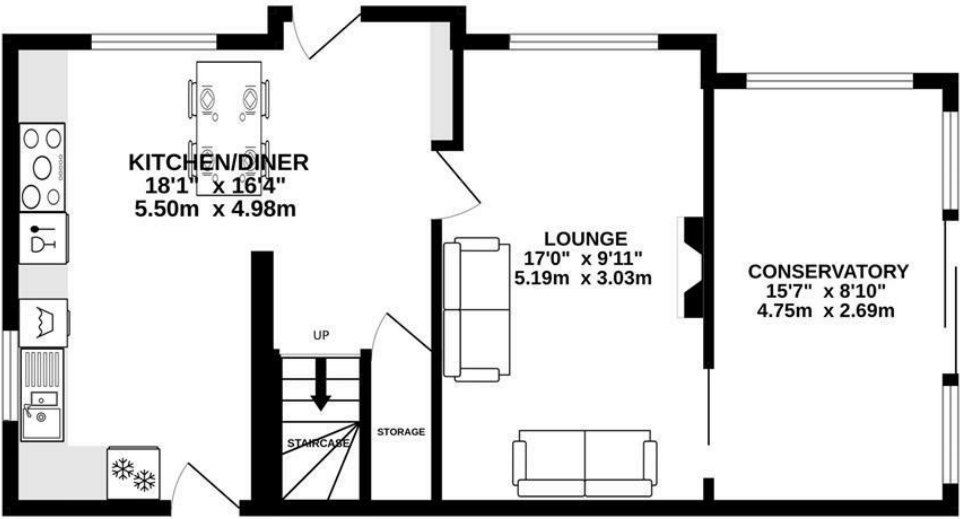




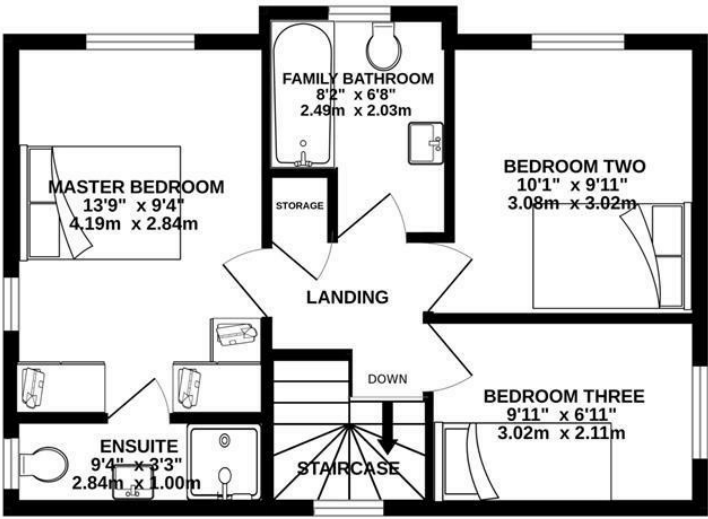


BEN ROSE

GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 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.
Made with Metropix ©2026



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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	
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		

