BEN ROSE



Grove Farm Drive, Adlington, Chorley

Offers Over £399,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented and contemporary detached family home, situated within a quiet cul-de-sac in the sought-after area of Adlington, Chorley. Finished to a modern standard throughout, this impressive property offers spacious and versatile accommodation, with four double bedrooms, multiple reception areas and a stunning open-plan kitchen and family room, making it ideally suited to growing families and those who enjoy entertaining. Adlington offers a range of local amenities, including shops, supermarkets, eateries and well-regarded schools, with further facilities available in nearby Chorley and the surrounding towns. Adlington railway station provides convenient connections towards Manchester and Preston, whilst local bus services offer additional transport options. For commuters, the nearby M61 provides excellent access to the wider motorway network, including the M6 and M65, making journeys towards Manchester, Bolton, Preston and beyond readily accessible. The surrounding Lancashire countryside also offers plenty of opportunities for walking and outdoor pursuits, providing an appealing balance between everyday convenience and access to green open spaces.

Stepping inside, the welcoming entrance hall provides access to all the principal ground floor rooms and immediately sets the tone for the modern accommodation throughout. To the front of the property, the bright and airy lounge offers a comfortable space to relax, featuring an attractive media wall, built-in fireplace and alcoves that add both character and practicality. Adjacent to this is an additional reception room, offering excellent flexibility as a snug, reading room or quieter retreat away from the main living areas. Continuing further into the home, you will find the impressive kitchen and family room, undoubtedly the heart of the property. The contemporary kitchen is fitted with sleek cabinetry, stylish worktops and a range of integrated appliances, whilst the central island with breakfast bar provides an ideal spot for casual dining, morning coffee and socialising whilst preparing meals. The space continues into a dedicated family area, with ample room for a sofa and a further media wall, fireplace and illuminated alcoves, creating a warm and inviting setting for everyday family life and entertaining guests alike. Also conveniently located off the hallway is a contemporary WC, ideal for guests and everyday family use. The property's boiler was replaced approximately two years ago, offering further reassurance for prospective tenants.

Moving upstairs, the landing leads to four generously proportioned double bedrooms, providing comfortable accommodation for the whole family, with additional storage conveniently located off the landing. The master bedroom benefits from a modern en-suite shower room, creating a private space to unwind and prepare for the day. The third bedroom is further enhanced by built-in wardrobes, helping to maximise the available floor space and storage. Completing the first floor is the impressive four-piece family bathroom, featuring a freestanding bath alongside the additional fixtures expected of a well-appointed family bathroom, offering a relaxing space to enjoy a long soak at the end of a busy day.

Externally, the property occupies a desirable position within a quiet cul-de-sac, with a driveway to the front providing off-road parking for multiple vehicles and leading to the detached garage, which has been converted to offer a versatile additional space. Ideal for use as a home office, workshop or storage area, the converted garage also benefits from plumbing for utilities and can be accessed from the rear garden. To the rear, the beautifully landscaped, low-maintenance garden has been thoughtfully arranged with several paved areas, providing plenty of space for outdoor furniture, alfresco dining and entertaining during the warmer months. A raised section incorporates a built-in corner bench, creating an inviting spot to sit and relax, whilst the tiled garden walls, complemented by wood detailing and integrated lighting, give the space a stylish and contemporary finish. Overall, this is an outstanding family home that combines spacious and versatile interiors with modern finishes and an attractive, easy-to-maintain garden, all within a peaceful residential setting. With four double bedrooms, multiple reception spaces and excellent access to local amenities and commuter links, this property offers a superb opportunity for families seeking a well-appointed home in Adlington.





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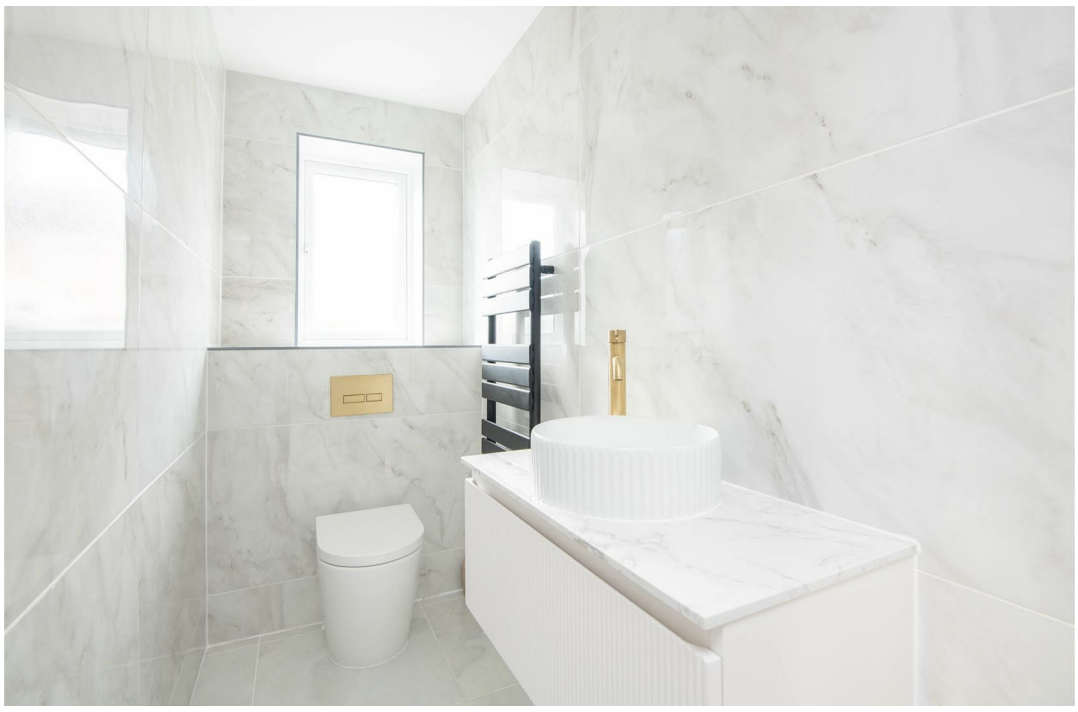
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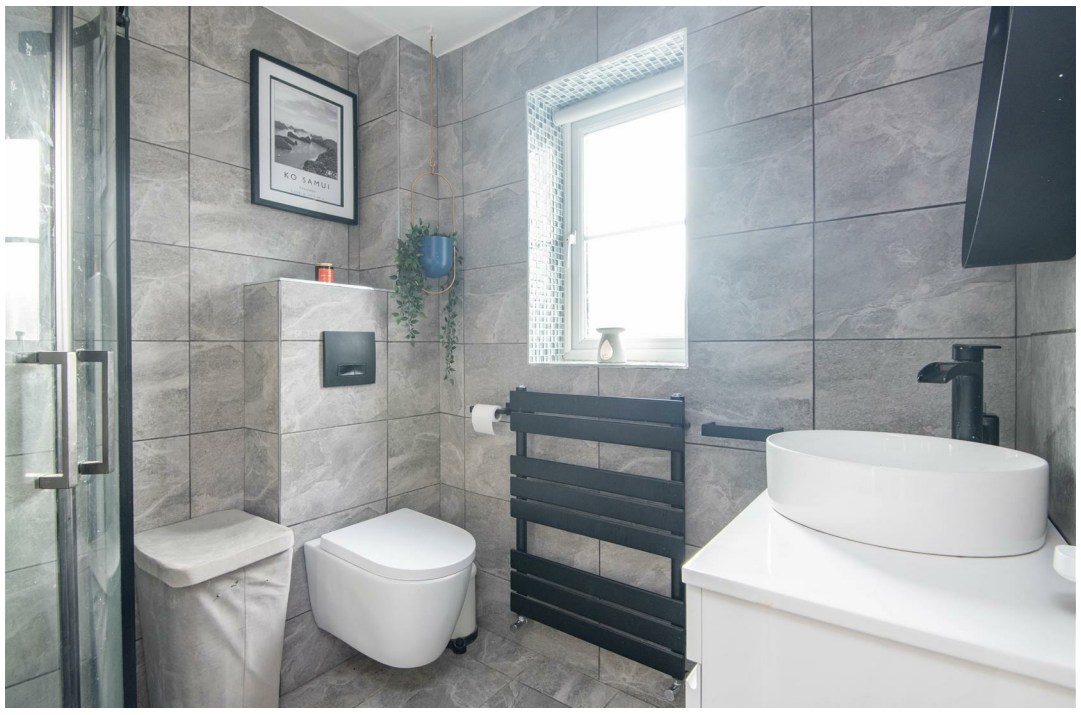


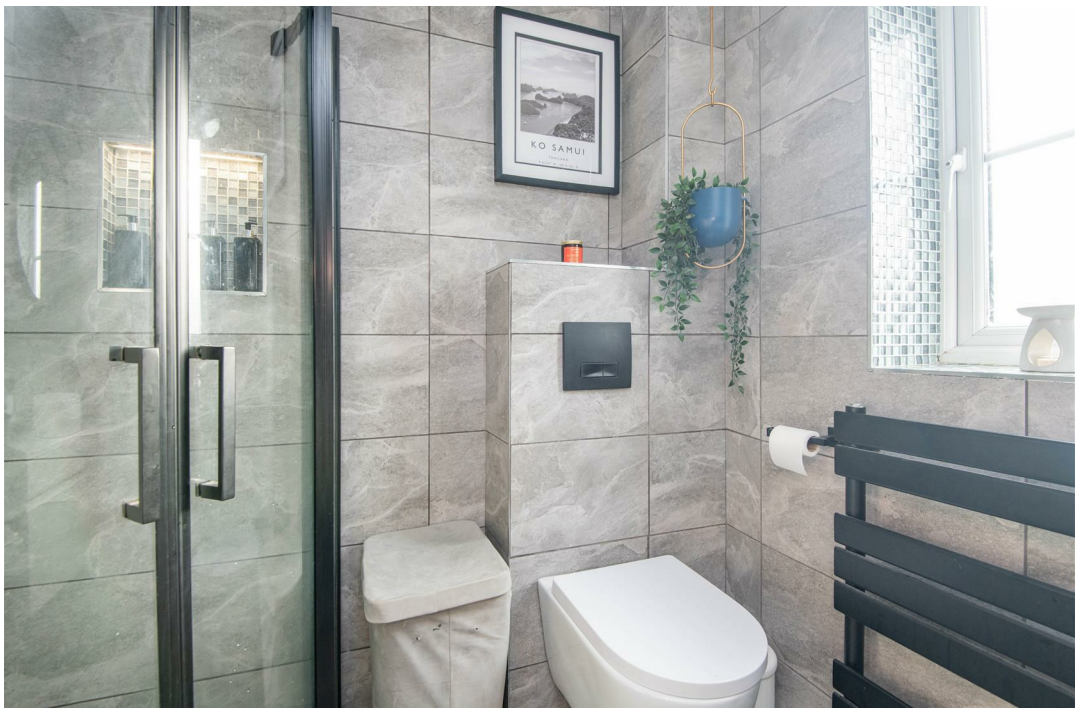




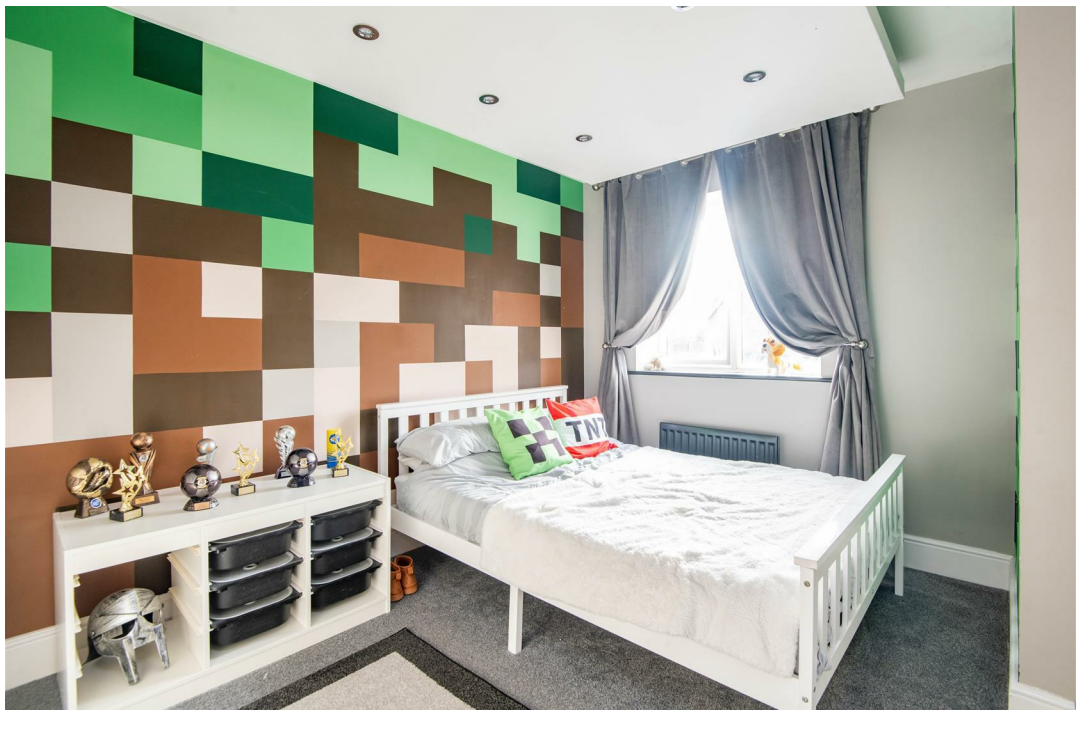


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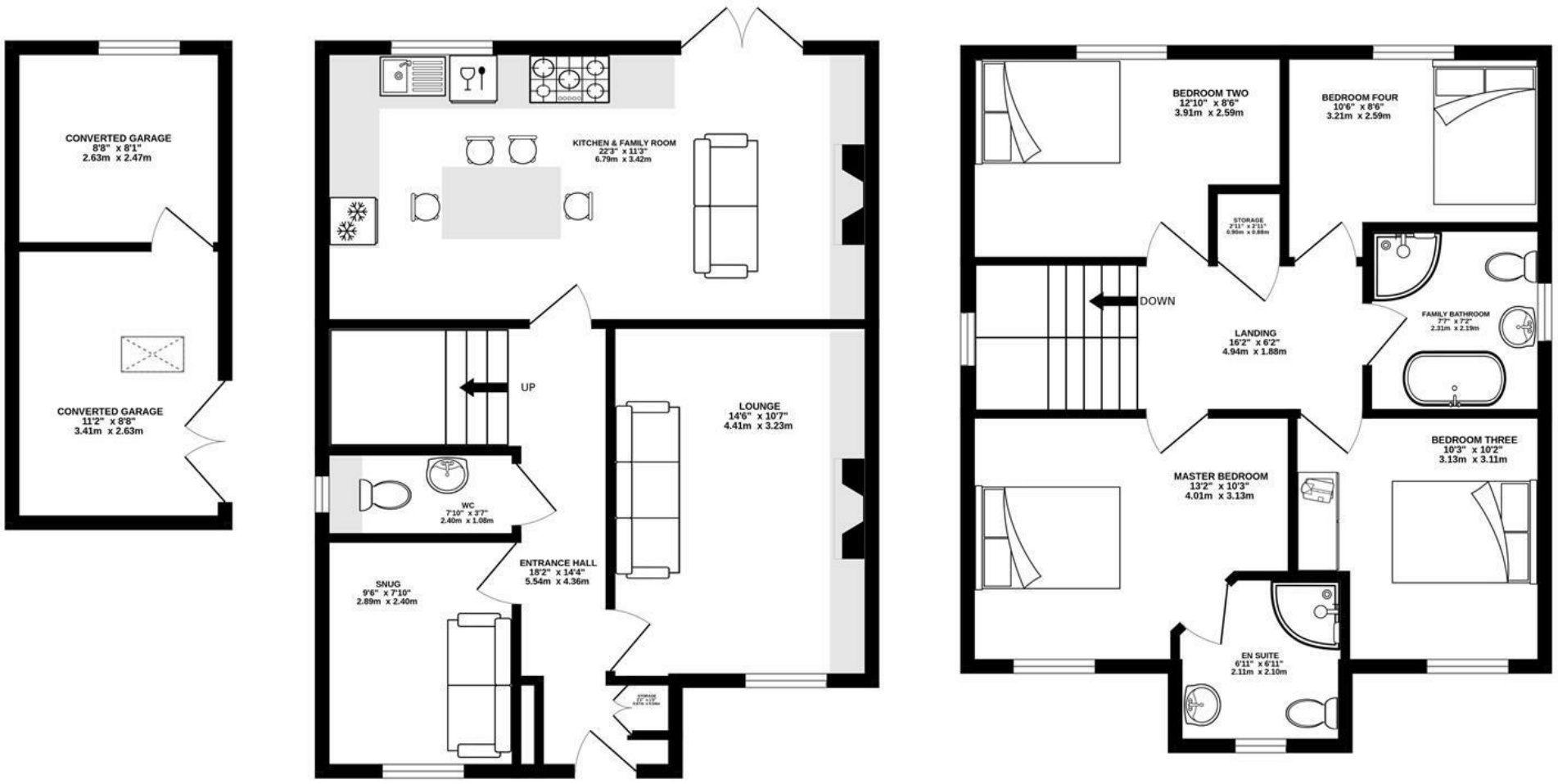




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GROUND FLOOR
782 sq.ft. (72.6 sq.m.) approx.

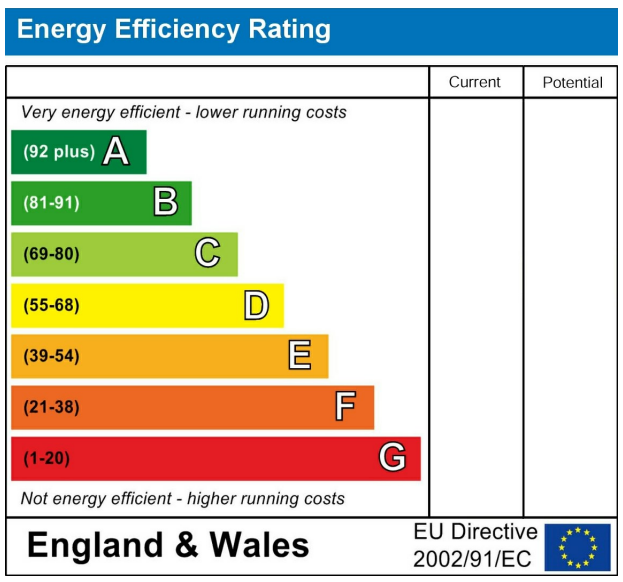
1ST FLOOR
605 sq.ft. (56.2 sq.m.) approx.

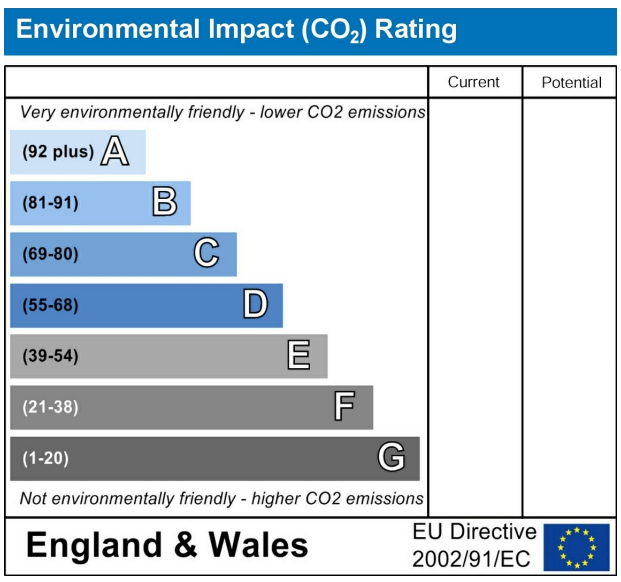


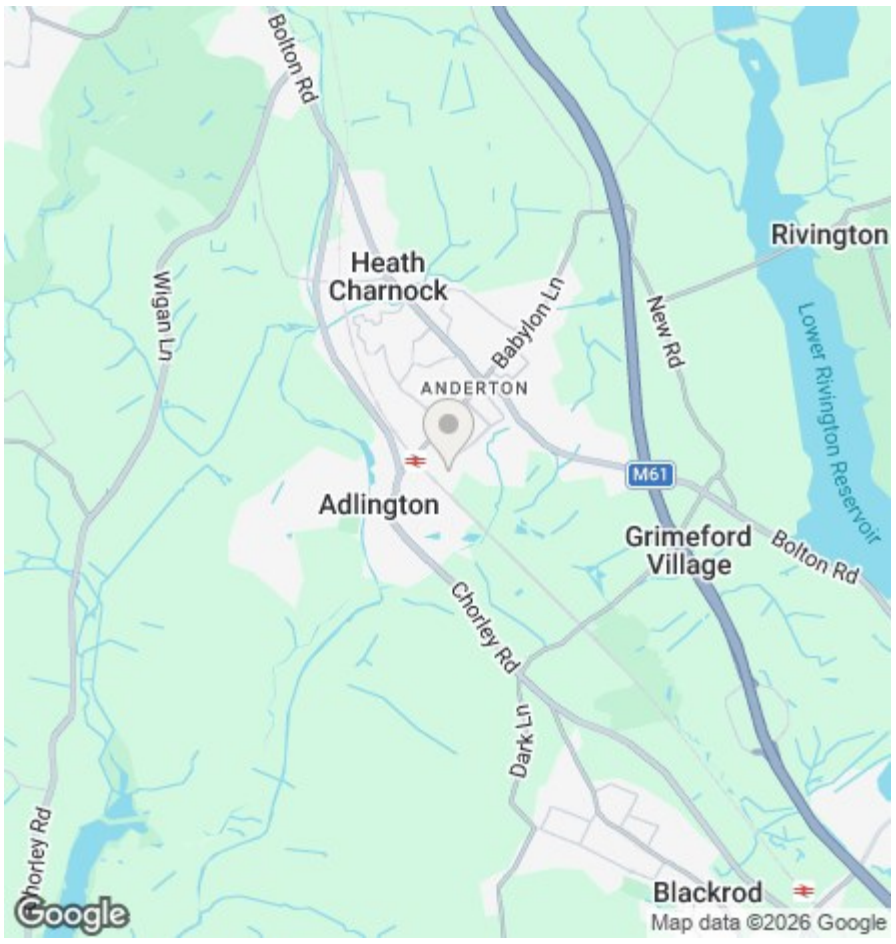
TOTAL FLOOR AREA : 1387 sq.ft. (128.8 sq.m.) approx.

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.







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