



Cam Wood Fold, Clayton-Le-Woods, Chorley

Offers Over £309,995

Ben Rose Estate Agents are pleased to present to market this lovely, four-bedroom family home situated on a highly sought-after estate in Clayton-Le-Woods. Offering versatile indoor and outdoor living, this beautiful home boasts a seamless ground floor flow designed for modern family life. Ideally located with easy access to both the towns of Leyland and Chorley, the property is surrounded by an abundance of supermarkets and is in close proximity to the picturesque Cuerden Valley Park, providing residents with beautiful countryside walks.

As you step into the reception hall, you are greeted with a sense of space and warmth. The ground floor features a conveniently located WC just off the reception hall, and a spacious lounge with a bay window and a charming feature fireplace. The lounge seamlessly opens into the dining room, offering a versatile space for various uses, and patio doors provide easy access to the garden. The open plan kitchen/diner boasts modern integrated appliances, including a dishwasher, oven, and fridge/freezer. Adjacent to the kitchen, a utility room provides additional convenience and access to under stair storage.

Ascending to the first floor, you'll find four bedrooms. The master bedroom benefits from fitted wardrobes throughout and a private en-suite. Bedrooms two and three also features a fitted wardrobe and an integrated desk, providing an ideal workspace. The modern three-piece family bathroom includes an over-the-bath shower, ensuring both style and functionality.

Moving to the exterior, the property offers a driveway with space for up to two cars, leading down the side of the home to the garage. The detached garage has been thoughtfully split into two sections, with the front serving as storage and the rear converted into an insulated outdoor office with power and lighting. The rear garden, accessible from the patio doors in the dining room, features a spacious patio surrounding a central lawn, along with designated areas for potting plants. This delightful family home encapsulates both indoor comfort and outdoor charm, making it an ideal haven for modern family living.





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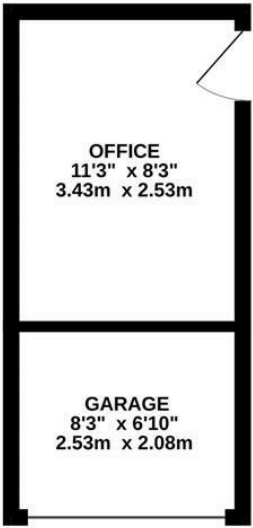
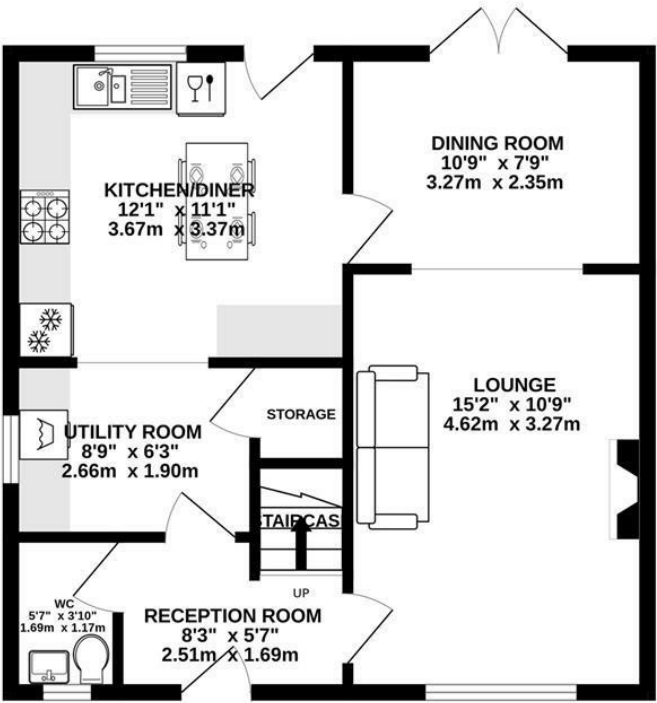




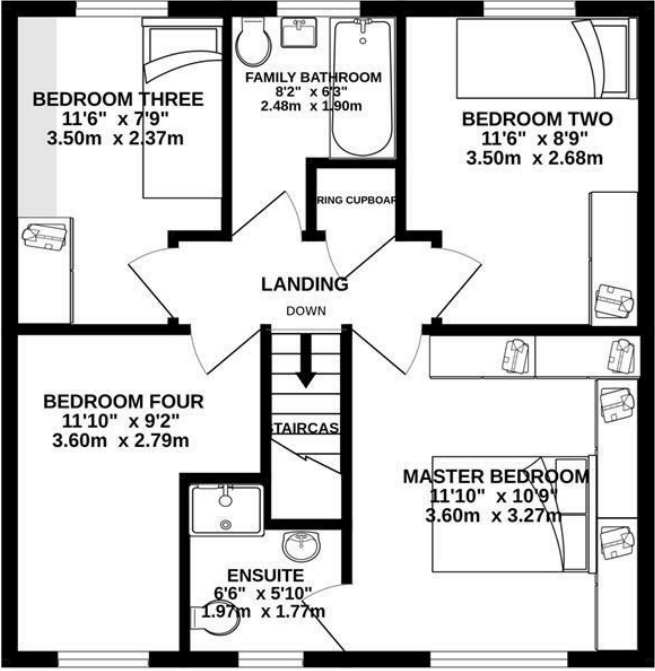


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GROUND FLOOR
667 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR
530 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1197 sq.ft. (111.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC

