



## Brookfield Lane, Clayton-Le-Woods, Chorley

Offers Over £449,995

Ben Rose Estate Agents are pleased to present to market this beautifully finished four-bedroom detached family home, positioned on a peaceful and well-presented cul-de-sac in the highly desirable area of Clayton-le-Woods, Chorley. This modern property offers spacious and thoughtfully designed accommodation throughout, ideal for family living and finished to an excellent standard. The home benefits from a range of quality features including a wet underfloor heating system throughout the main living areas, a recently fitted boiler and cavity wall insulation, as well as enhanced security with wired CCTV, a house alarm system and a premium ROCK security door. Clayton-le-Woods is a popular and well-connected residential area offering a fantastic balance of quiet suburban living with easy access to a range of local amenities. Nearby you'll find convenience stores, supermarkets, cafés, parks and well-regarded schools, while the nearby towns of Chorley and Leyland provide additional shopping, leisure and dining options. For commuters, the property is ideally located close to the M6 and M61 motorways, with regular bus routes running through the area and train stations at Buckshaw Parkway and Chorley offering direct rail links to Manchester, Preston and beyond.

Entering the home, you are welcomed into a bright and inviting entrance hall which provides access to the staircase leading to the first floor, as well as a convenient ground floor WC. Moving further into the property you arrive at the impressive open plan family living space and kitchen, which truly forms the heart of the home. This expansive area is flooded with natural light and provides an excellent setting for both everyday family life and entertaining guests. The contemporary kitchen is stylishly designed and fitted with multiple integrated NEFF appliances, a practical larder cupboard, hidden drawers for additional storage, a boiling water tap and a breakfast bar that offers the perfect spot for casual dining. Just off the kitchen is a useful utility room which benefits from additional integrated appliances and extra storage space. The open plan layout flows seamlessly into the spacious lounge and dining areas, creating a welcoming and sociable environment. To the rear of the property is a generously sized snug, offering a cosy and versatile second reception room that would work perfectly as a quiet retreat, reading room or playroom.

Heading upstairs, the landing leads to four well-proportioned double bedrooms, providing comfortable and flexible accommodation for families. Two of the bedrooms benefit from built-in wardrobes, while the spacious master bedroom enjoys the added luxury of a modern en suite shower room. The family bathroom is also located on this floor and has been finished to a high standard with contemporary fittings. Additional practicality is provided by the loft space, which has been boarded and fitted with retractable steps for convenient access and useful extra storage.

Externally, the property continues to impress. To the front is a driveway providing parking for up to three vehicles, along with access to the garage which features an electronic insulated garage door. The rear garden has been superbly designed and offers a wonderful outdoor space ideal for both relaxing and entertaining, complete with outdoor lighting and external electrics. There is ample space for outdoor furniture, along with mature flower beds and established trees that add colour, privacy and character to the space. Altogether, this is a fantastic opportunity to acquire a stylish, modern and well-equipped family home in a quiet and desirable location, offering generous living space and excellent access to local amenities and transport links.







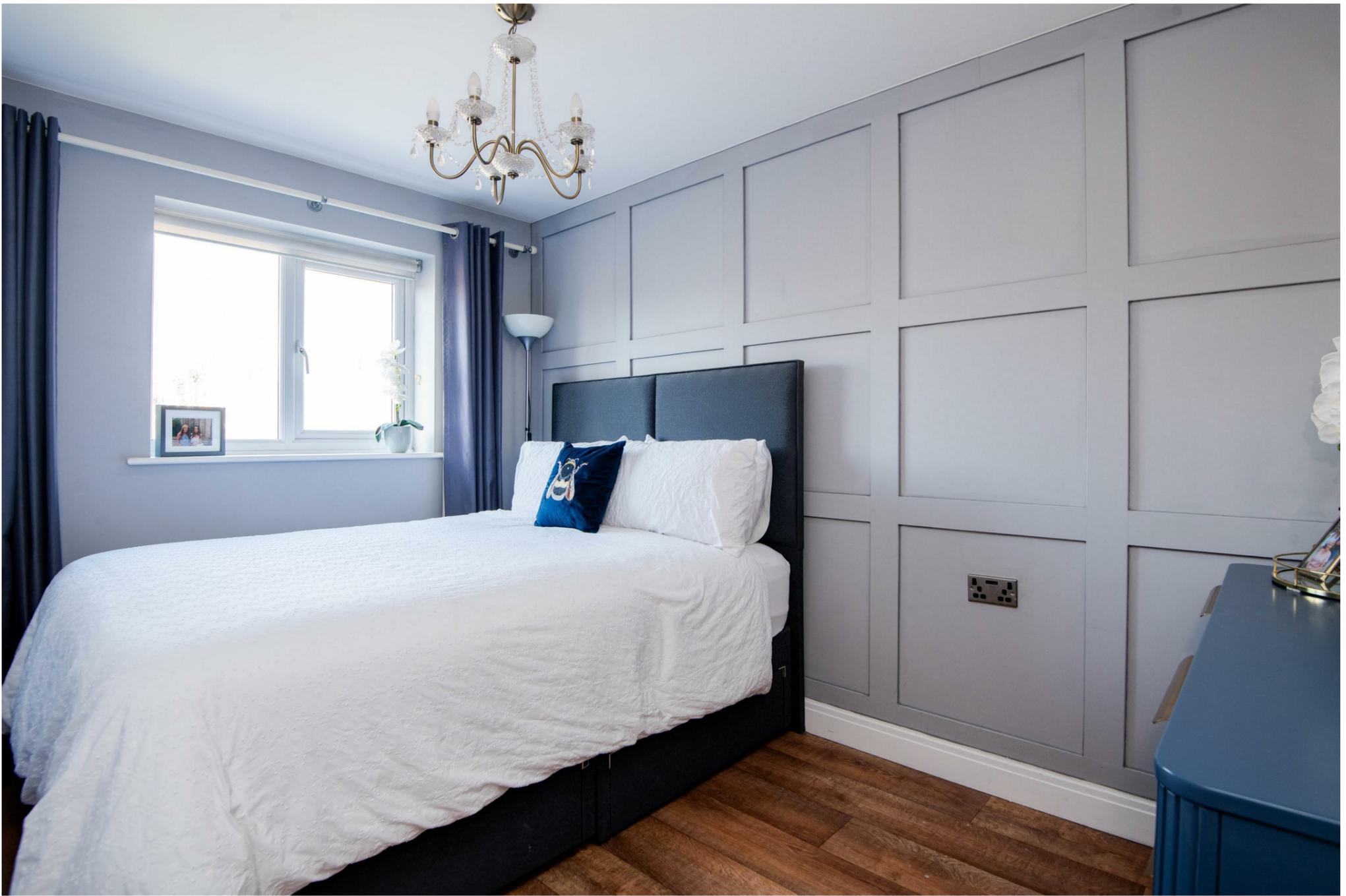










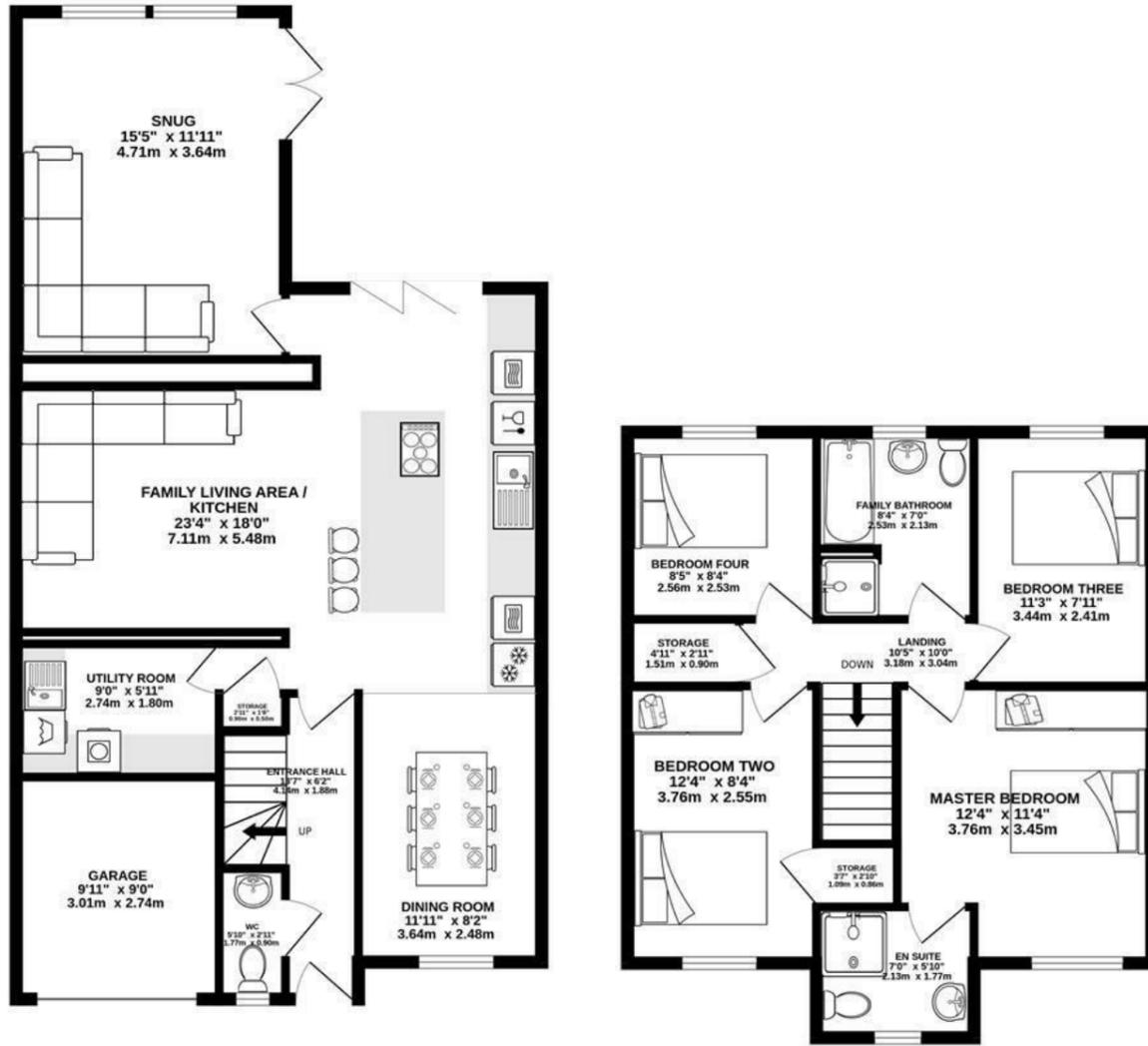




# BEN ROSE

GROUND FLOOR  
869 sq.ft. (80.8 sq.m.) approx.

1ST FLOOR  
572 sq.ft. (53.2 sq.m.) approx.

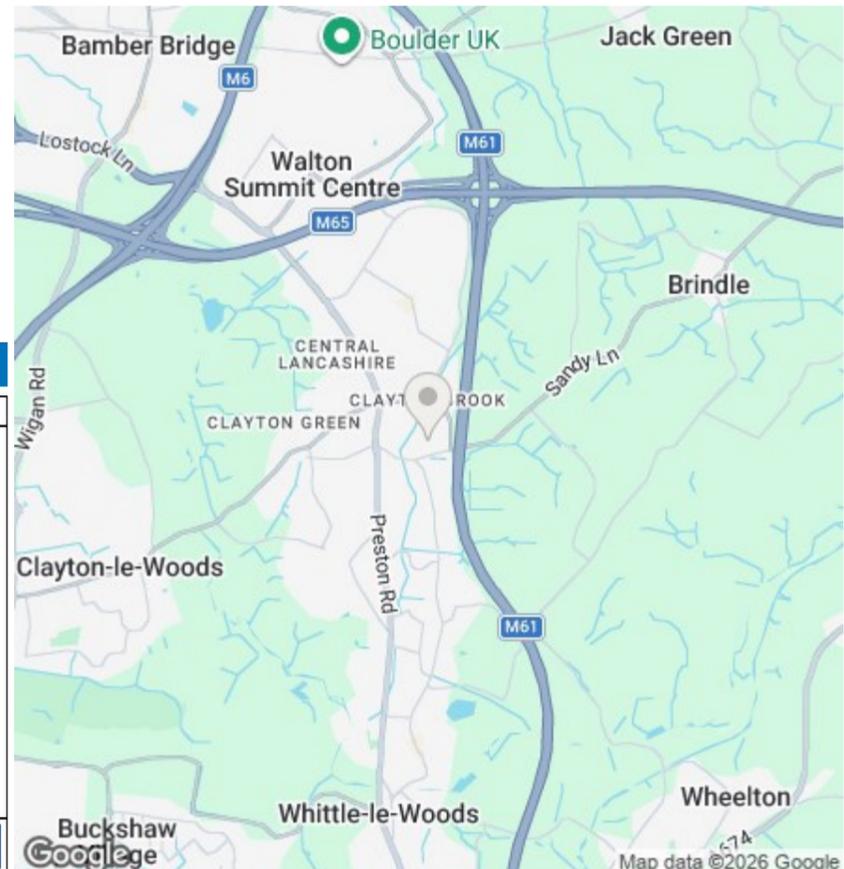


TOTAL FLOOR AREA: 1441 sq.ft. (133.9 sq.m.) approx.

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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	