



## Pear Tree Road, Clayton-Le-Woods, Chorley

Offers Over £674,995

Ben Rose Estate Agents are pleased to present to market this stunning and completely transformed four-bedroom detached home, situated in a highly sought-after area of Clayton-le-Woods. This beautiful family residence has undergone an extensive renovation and extension, resulting in a luxurious and contemporary living space finished to an exceptional standard throughout. Perfectly positioned on a quiet residential street, the home offers a peaceful setting while remaining close to excellent local amenities, schools, and transport links. Chorley and Leyland town centres are only a short drive away, both offering an array of shops, cafés, and restaurants. For those commuting, the M6 and M61 motorways are easily accessible, while Leyland train station provides convenient connections across the North West. The area also benefits from nearby attractions such as Worden Park and Cuerden Valley Country Park, ideal for family walks and leisure activities.

Upon entering the home, you are greeted by a bright and welcoming reception hall that immediately sets the tone for the property's refined interior. The hall features a striking wooden staircase with a glass balustrade and benefits from underfloor heating that extends throughout the entire ground floor. To the front of the home sits the elegant formal lounge — a well appointed space perfect for relaxing or entertaining guests. Adjacent to this is a versatile study, ideal for those working from home. The heart of the home lies to the rear, where you'll find an incredible open-plan kitchen, dining, and family area. This expansive space has been designed for both comfort and practicality, featuring large bi-folding doors that open seamlessly onto the garden, flooding the room with natural light. The bespoke kitchen is fitted with premium Neff appliances, including two ovens and a separate microwave oven, while a stylish central island doubles as a bespoke seating bench that blend elegantly into the dining area. The open layout also incorporates a comfortable family seating zone beneath a ceiling lantern that enhances the airy and light-filled atmosphere.

Moving to the first floor, a spacious open landing leads to four generously sized double bedrooms, each thoughtfully decorated to reflect the home's modern aesthetic. The master bedroom is a luxurious retreat, complete with bespoke fitted wardrobes that span one wall and a sleek three-piece en-suite featuring a rainfall shower. The remaining bedrooms provide ample space for family members or guests, and the contemporary family bathroom offers a three-piece suite with an over-bath shower. The property also benefits from an advanced unvented heating system and a wired Cat 5 Wi-Fi connection, ensuring both comfort and connectivity throughout the home.

Externally, the property is equally impressive. To the front, a neatly maintained lawn is complemented by a driveway providing parking for up to four cars, leading to an integrated garage with a modern roller shutter door. The rear garden offers a stunning private space, perfect for family life and outdoor entertaining. A paved patio area directly off the kitchen provides an ideal spot for dining al fresco, with steps leading up to a well-kept lawn bordered by mature shrubs and hedging for added privacy.



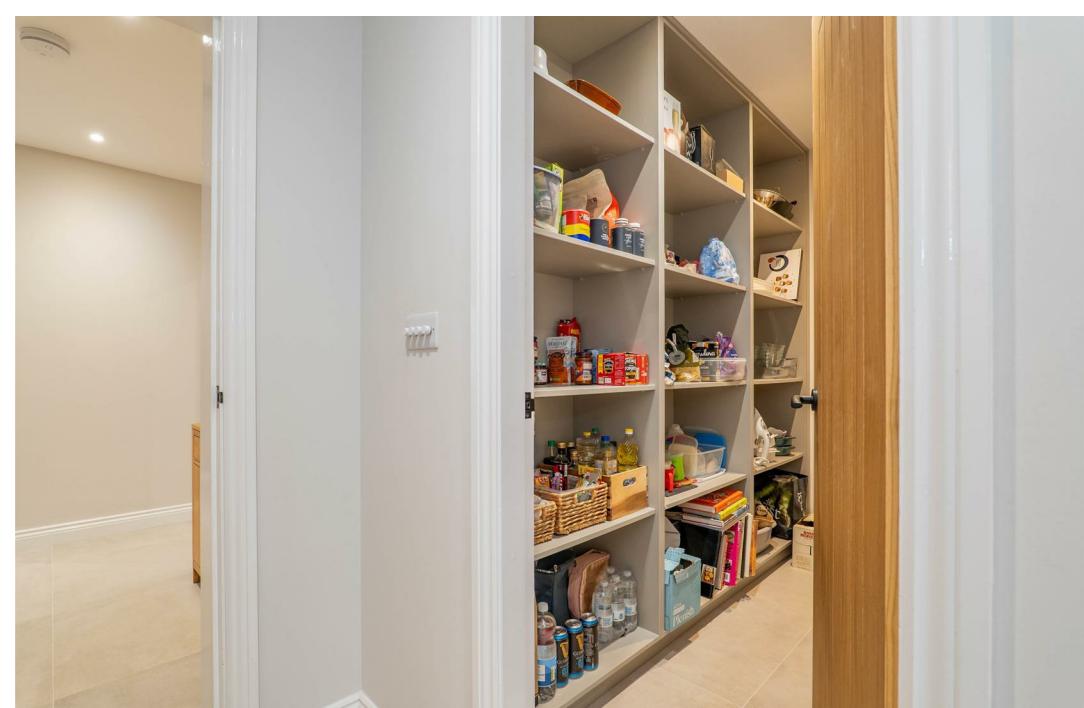






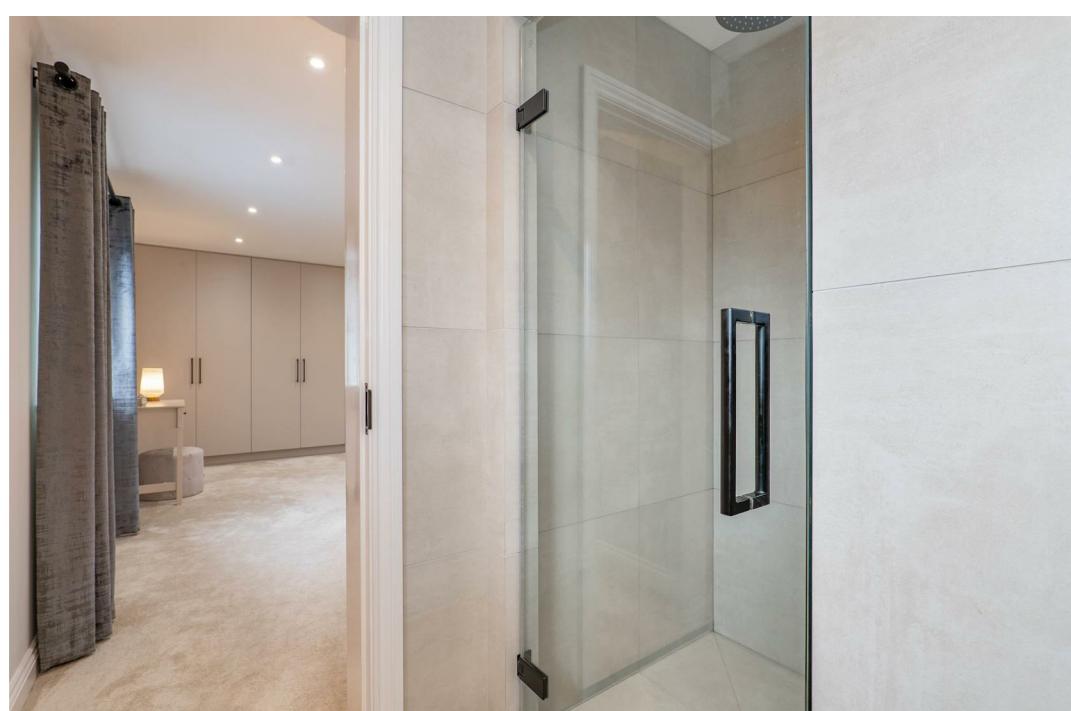




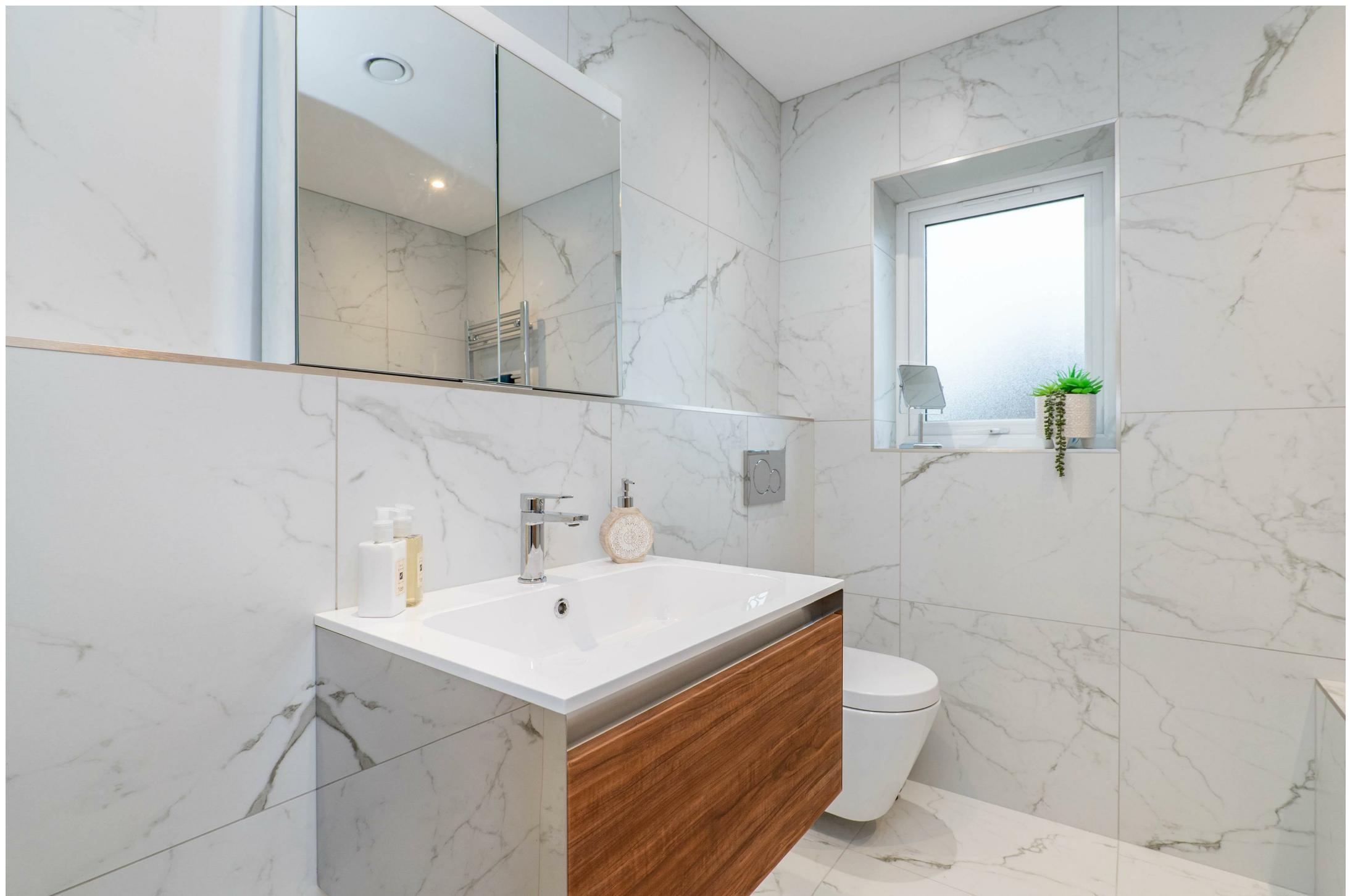








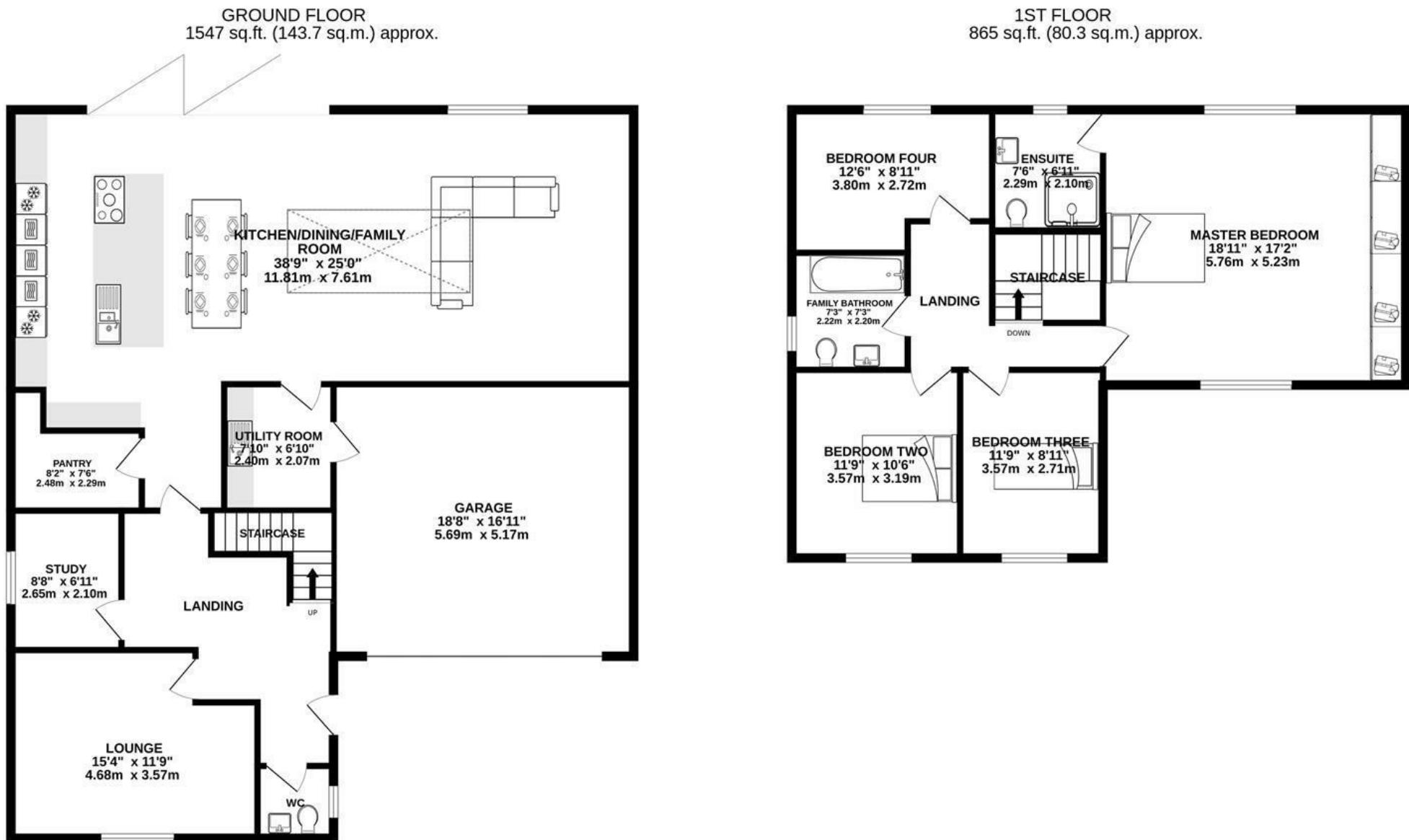








# BEN ROSE



TOTAL FLOOR AREA : 2411 sq.ft. (224.0 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.

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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)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
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)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

