



Shireburne Drive, Chorley

Offers Over £469,995

Ben Rose Estate Agents are pleased to present to market this exquisite five-bedroom detached home located in a highly desirable area of Chorley, Lancashire. Situated on the exclusive Duxbury Manor development, this beautifully appointed property is perfect for families seeking a spacious and contemporary home. The location offers excellent connectivity with nearby train stations and convenient bus links, as well as easy access to the M6 and M61 motorways. Chorley itself boasts a range of amenities nearby, including highly regarded schools, local shops, and leisure facilities, while being just a short drive to both the towns of Bolton and Wigan.

Upon entering the property, you are welcomed into a bright reception hall that sets the tone for the rest of the home. To the left, the spacious lounge features dual-aspect windows that flood the room with natural light and offers views over the front lawn. Across the hall lies the heart of the home—the immaculate kitchen/dining room. Equipped with integrated appliances, under-cabinet LED lighting, and ample space for a large dining table, this room is perfect for family gatherings. The kitchen flows seamlessly into the stunning newly built orangery, which boasts a vaulted ceiling, bi-folding doors to the garden, and a light, airy ambiance. A recently added utility room off the kitchen further enhances practicality.

The first floor features an open landing that leads to three generously sized double bedrooms. The master bedroom benefits from a private en-suite shower room, offering a touch of luxury and convenience. The remaining bedrooms are serviced by a stylish four-piece family bathroom, providing ample space for growing families.

The second floor is equally impressive, housing the final two double bedrooms. These rooms share a modern shower room, making this floor ideal for teenagers, guests, or a private office space.

Externally, the property boasts a sizeable driveway with parking for multiple vehicles, leading to a detached double garage. The front garden is well-maintained with a lush lawn, enhancing the home's curb appeal. To the rear, the professionally landscaped garden offers a serene retreat, featuring a seating area for outdoor dining and a separate astro-turfed lawn for low-maintenance enjoyment.

This remarkable home perfectly balances modern family living with sophisticated design.





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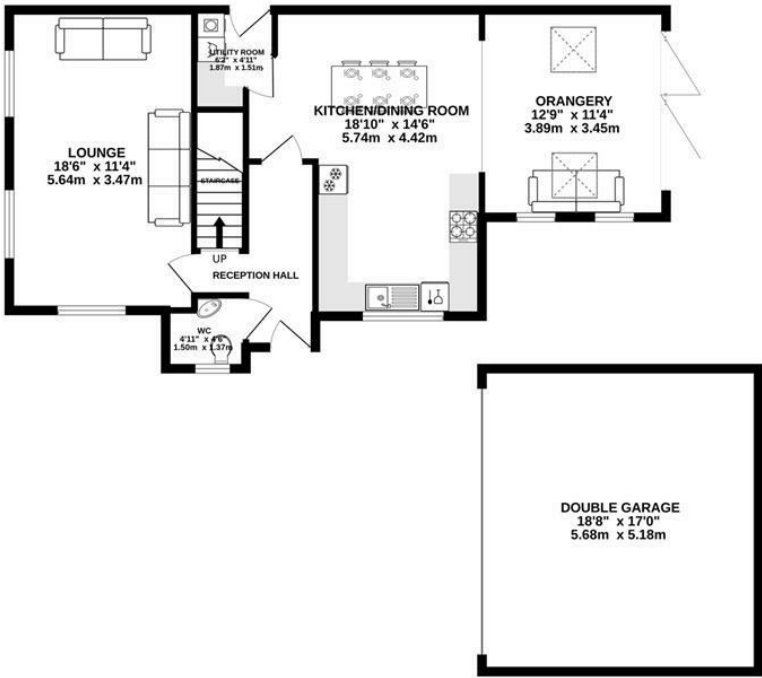




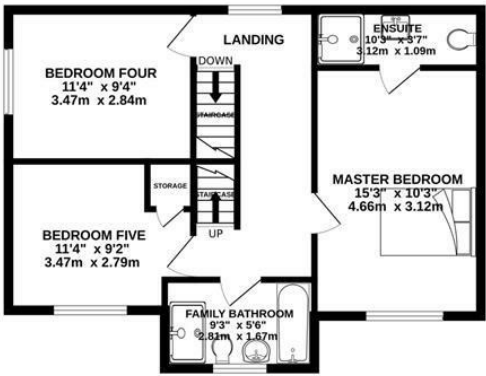


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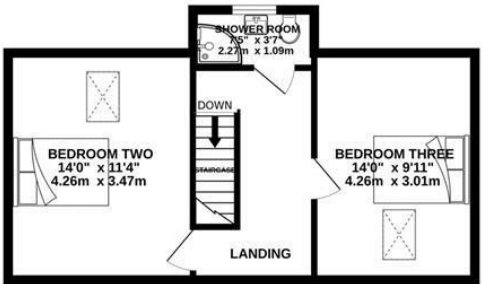
GROUND FLOOR
1030 sq.ft. (95.7 sq.m.) approx.



1ST FLOOR
574 sq.ft. (53.4 sq.m.) approx.



2ND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 2025 sq.ft. (188.1 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	81	88
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		
	86	92
England & Wales	EU Directive 2002/91/EC	

