



## Linden Grove, Chorley

**Offers Over £739,995**

Ben Rose Estate Agents are pleased to present to market this exceptional five bedroom detached family home in one of Chorley's most desirable residential locations. Having been completely transformed from its original design, this highly modern and immaculately presented home offers an outstanding level of accommodation arranged across three spacious floors. Thoughtfully designed to maximise natural light and create a wonderful sense of openness throughout, the property combines contemporary luxury with practical family living. Situated within walking distance of Chorley town centre, residents can enjoy easy access to a wide range of shops, supermarkets, cafés, restaurants and highly regarded schools. Excellent transport links are nearby, including Chorley railway station with direct services to Manchester, Preston and beyond, regular bus routes, and convenient access to the M61, M6 and M65 motorways. The property is also ideally positioned for enjoying local attractions such as Astley Park, Yarrow Valley Country Park and the wider Lancashire countryside.

Stepping through the front door, you are welcomed into an impressive reception hall where the central staircase rises through the home and provides a striking view towards the upper floors, creating an immediate feeling of space and light. Off the hallway is a versatile fifth bedroom that is currently setup as a study, ideal for home working, alongside a convenient WC. The spacious lounge benefits from a beautiful box bay window that floods the room with natural light and provides a relaxing retreat. To the rear of the home lies the true heart of the property; a stunning open-plan kitchen, dining and family space spanning the full width of the house. The cosy family area enjoys picturesque views over the garden and flows seamlessly into the dining space before reaching the impressive kitchen. Featuring a comprehensive range of integrated appliances, a large central island and breakfast bar seating for four, the kitchen has been designed with both entertaining and everyday family life in mind. Two sets of folding doors open directly onto the rear decking, effortlessly blending indoor and outdoor living. Completing the ground floor is a practical utility room and a walk-in pantry, providing excellent additional storage.

The first floor continues to impress with a generous mezzanine landing overlooking the rear garden, offering the perfect space for a reading nook, home gym or additional seating area. Two of the five bedrooms are located on this level, including the magnificent principal suite which boasts a walk-in dressing room and a contemporary four-piece en-suite bathroom. Bedroom two is a particularly versatile space, currently arranged as an impressive two-room suite with a Jack & Jill en-suite between the two sections. The layout offers excellent flexibility as a guest suite, bedroom with dressing room or home office, and could readily be divided to create two independent bedrooms should a purchaser wish. The second floor hosts the remaining two bedrooms and a modern shower room. Bedroom three is currently utilised as an additional reception room, highlighting the versatility of the accommodation, whilst bedroom four benefits from fitted wardrobes. Together, these rooms provide ideal space for growing families, guests or those seeking flexible living arrangements.

Externally, the property enjoys equally impressive surroundings. To the front is a substantial driveway providing off-road parking for up to four vehicles, alongside access to the sizeable integrated garage which extends the full length of the home. A staircase from the garage leads to a separate loft room above, presenting an excellent opportunity for a home office, hobby room or potential annex accommodation for multi-generational living, subject to any necessary consents. The rear garden has been beautifully landscaped to create a private and tranquil outdoor haven. Mature trees surround the space, providing a wonderful sense of seclusion, whilst a generous decking area directly outside the home offers the perfect setting for outdoor dining and entertaining. A meandering pathway leads through the garden past the central lawn to a fantastic elevated social area positioned at the far end, where views back towards the property can be enjoyed. Tucked away down a set of steps is a secluded hot tub area enveloped by woodland, creating a peaceful retreat to unwind and relax. Combining luxurious modern living, exceptional versatility and a superb location, this remarkable family home presents a rare opportunity in the Chorley market.

\*AI has been used in the marketing photos to give an idea of what the property looks like at dusk\*

































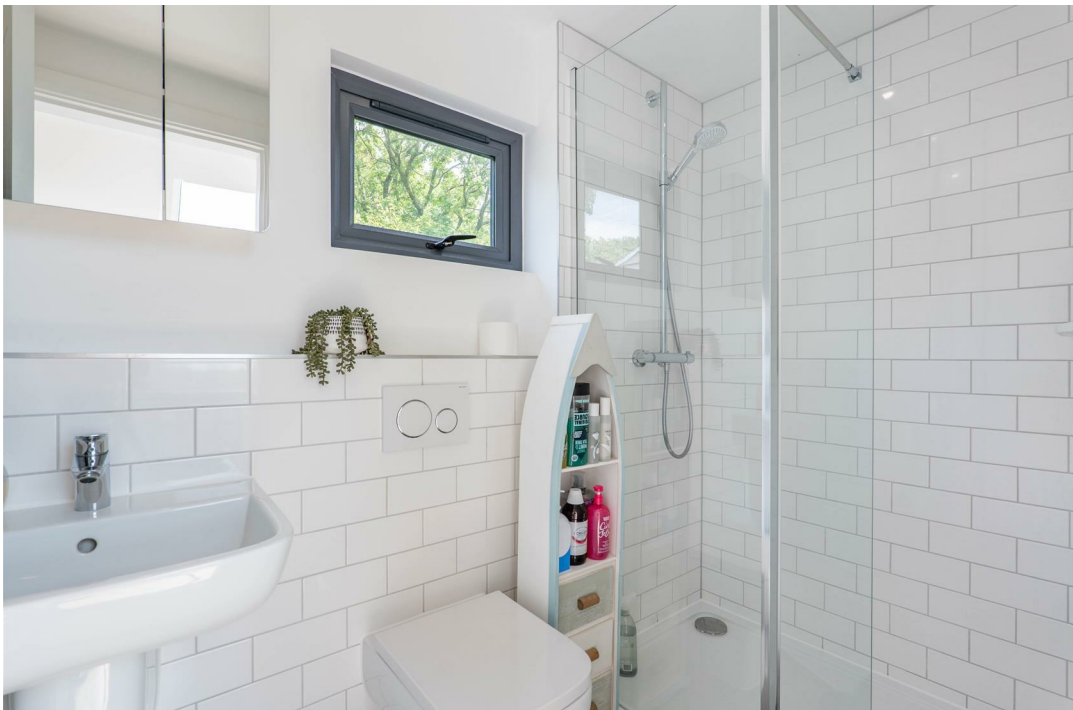




















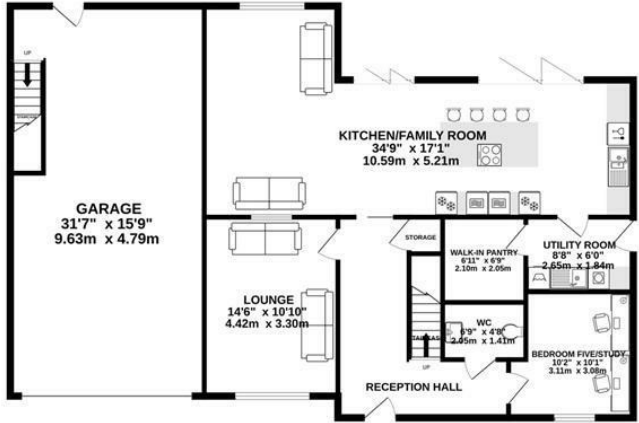






# BEN ROSE

GROUND FLOOR  
1493 sq.ft. (138.7 sq.m.) approx.



1ST FLOOR  
1201 sq.ft. (111.6 sq.m.) approx.



2ND FLOOR  
556 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 3250 sq.ft. (301.9 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>                          | <b>81</b> | <b>85</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 |           |                                                                                     |
| England & Wales                             |           | EU Directive<br>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 |         |                                                                                       |
| England & Wales                                                 |         | EU Directive<br>2002/91/EC                                                            |
|                                                                 |         |  |

