



Rowan Croft, Clayton-Le-Woods, Chorley

Offers Over £419,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented five-bedroom detached family home, located on a quiet cul-de-sac in the highly sought-after village of Clayton-Le-Woods. This spacious property is ideally situated only a short drive from both Leyland and Chorley, offering access to superb local schools, supermarkets, and everyday amenities. Families will also appreciate the excellent travel links, with the M6 and M61 motorways close by for convenient commuting to nearby towns and cities. There is also nearby access to the picturesque Cuerden Valley Park for weekend walks and picturesque strolls.

Stepping inside, you are welcomed into a bright reception hall giving access to the majority of the ground floor rooms. The spacious lounge features a charming fireplace and flows through French doors into the dining/sunroom. From here, you'll find the beautifully enhanced sunroom, now fitted with stunning large bi-folding doors that open out to the garden and invite abundant natural light into the space. The refurbished kitchen/breakfast room sits just off the hall and boasts integrated appliances throughout, wine racks, and a stylish breakfast bar. The ground floor also benefits from a handy WC, a well-equipped utility room, and a versatile second reception room ideal as a family room or home office.

To the first floor, you'll discover five generously sized bedrooms, providing ample space for a growing family. The master bedroom and second bedroom both enjoy modern three-piece en-suites for added convenience, while the additional rooms are served by a contemporary four-piece family bathroom complete with a separate jacuzzi bathtub and walk-in shower.

Externally, the property offers a recently laid lawned garden to the front alongside a driveway with parking for up to four vehicles, leading to the integrated double garage. To the rear, the multi-tiered garden provides a fantastic outdoor retreat, featuring a raised wooden decking area, a well-maintained lawn, and a beautifully finished flagged patio. The garden enjoys excellent privacy thanks to the tall wooden fencing surrounding the space, making it perfect for family enjoyment and outdoor entertaining.

















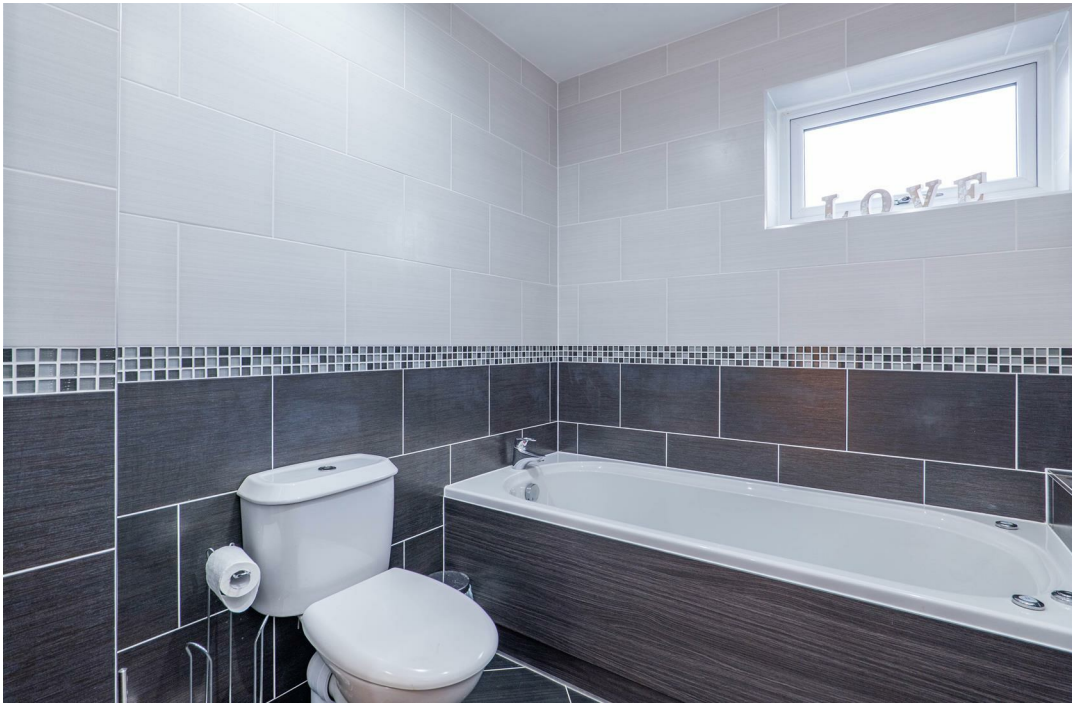






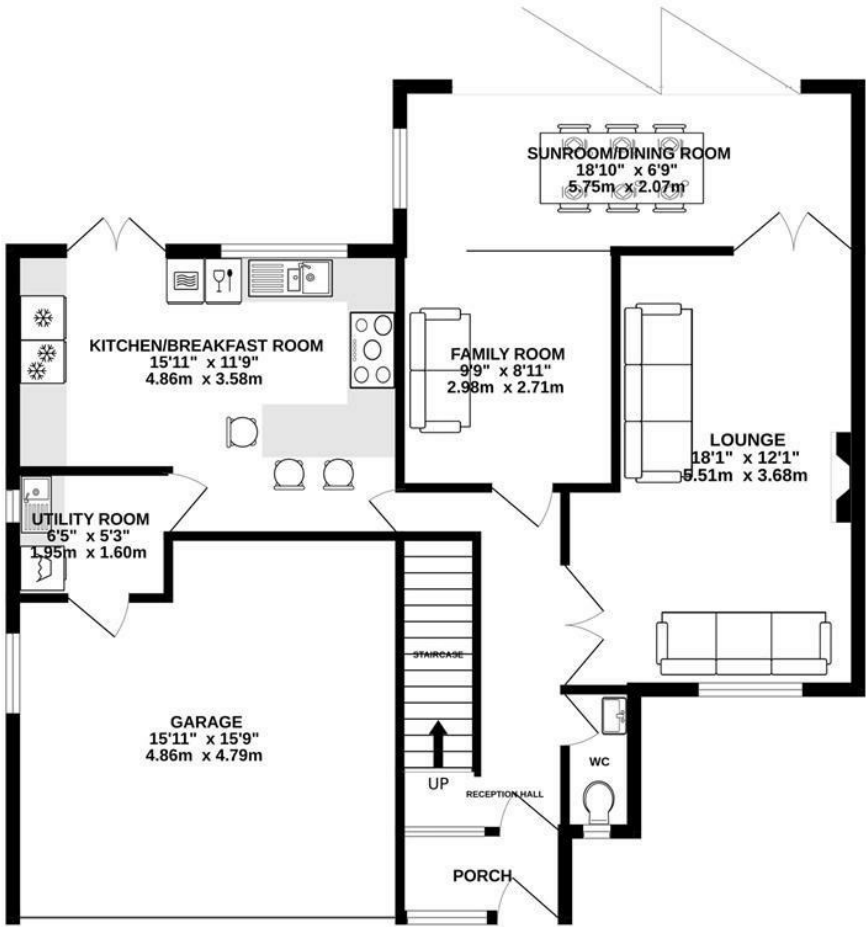




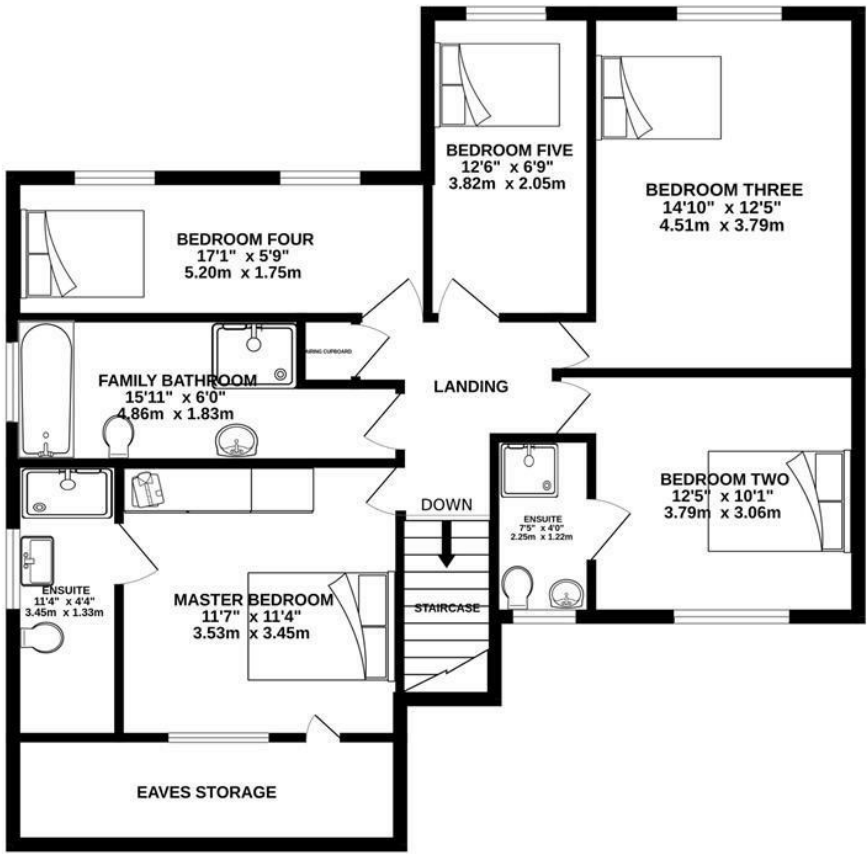


BEN ROSE

GROUND FLOOR
984 sq.ft. (91.4 sq.m.) approx.



1ST FLOOR
912 sq.ft. (84.7 sq.m.) approx.



TOTAL FLOOR AREA : 1896 sq.ft. (176.1 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			
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			
England & Wales		EU Directive 2002/91/EC	

