



## Long Croft Meadow, Chorley

**Offers Over £449,995**

Ben Rose Estate Agents are pleased to present to market this exceptional four-bedroom detached family home, occupying a generous plot within the highly desirable village of Astley Village, Chorley. Beautifully finished throughout and offering an abundance of versatile living space, this impressive home has been thoughtfully designed to cater for modern family life, with high-quality finishes and spacious, light-filled interiors at every turn. Situated within easy reach of highly regarded schools, local shops, cafés and everyday amenities, the property also benefits from excellent transport links. Chorley town centre is just a short drive away, offering an extensive range of retail, leisure and dining facilities, whilst Chorley Railway Station provides direct rail services to Manchester, Preston and beyond. Convenient access to the M61, M6 and M65 motorway networks makes commuting throughout the North West both quick and straightforward, with picturesque countryside and local parks also close by for weekend walks and family outings.

Stepping into the welcoming entrance hall, you are immediately greeted by the home's impressive sense of space and quality. To the front is the elegant lounge, a bright and inviting room featuring a beautiful bay window and a central fireplace, creating the perfect setting for relaxing evenings. Continuing through the home, you'll find the stunning contemporary kitchen, fitted with attractive wood in-frame cabinetry, luxurious quartz worktops and a range of integrated appliances, along with a breakfast bar for casual dining. Flowing seamlessly from the kitchen is the expansive open-plan family and dining room, undoubtedly the heart of the home. This outstanding space is flooded with natural light through multiple windows and impressive tri-fold doors opening onto the rear garden, comfortably accommodating a large family dining table alongside a secondary lounge, snug or children's play area. Underfloor heating further enhances the comfort of this fantastic room. Completing the ground floor is a convenient WC, a versatile home office ideal for remote working or alternative uses, a practical utility room providing additional storage and appliance space, and internal access to the generously sized garage.

To the first floor, the spacious landing leads to four well-proportioned bedrooms, each offering excellent accommodation for a growing family. The master bedroom is particularly impressive, benefiting from a luxurious en suite shower room complete with twin basins. The second bedroom is also spacious, whilst the remaining bedrooms are all generously sized and ideal for children, guests or further home working space. Serving the rest of the home is the beautifully appointed four-piece family bathroom, finished to an exceptional standard and featuring a large shower with a marble tray, a freestanding bath for a touch of luxury, stylish oak furniture and underfloor heating, creating a truly relaxing space.

Externally, the property continues to impress with a substantial driveway providing off-road parking for multiple vehicles directly in front of the integral garage. A generous front lawn, complemented by mature flower beds and an established tree, creates an attractive approach to the home. To the rear lies a beautifully maintained L-shaped wrap-around garden, offering an excellent degree of privacy and an ideal setting for family life and entertaining. Featuring a large lawn, spacious paved seating areas and an abundance of mature trees, shrubs and colourful flower beds surrounding the boundaries, the garden provides a wonderful outdoor retreat throughout the year. Combining generous living accommodation, premium finishes, underfloor heating in key areas and a sought-after village location, this outstanding home represents an exceptional opportunity for families seeking a property ready to move straight into.

















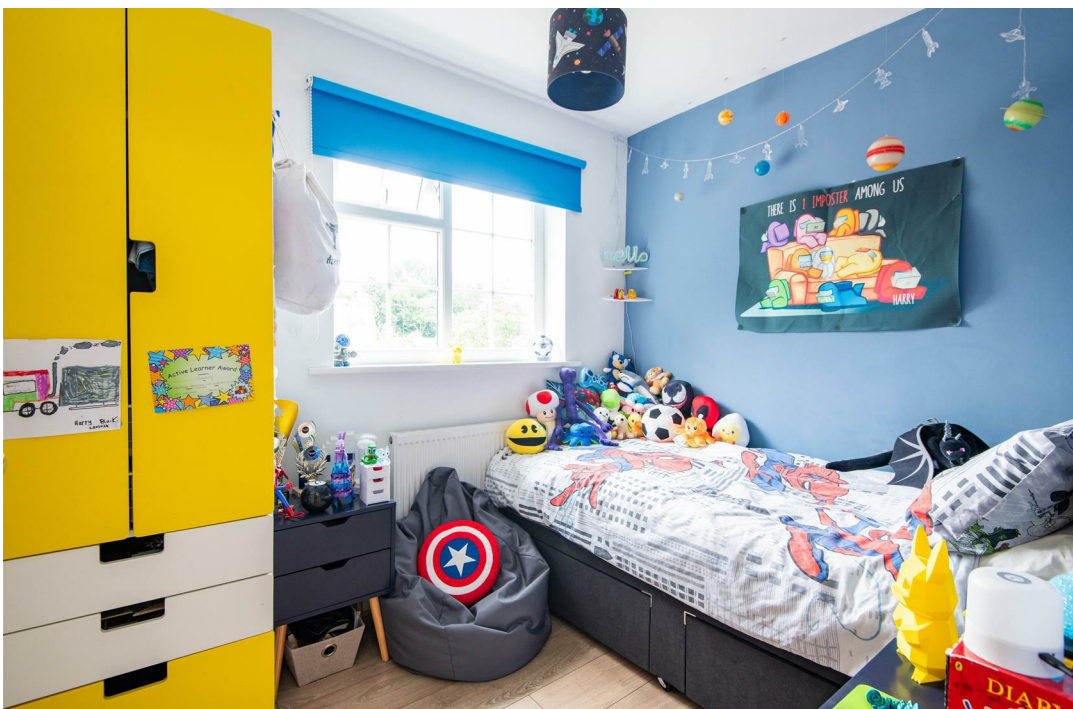




















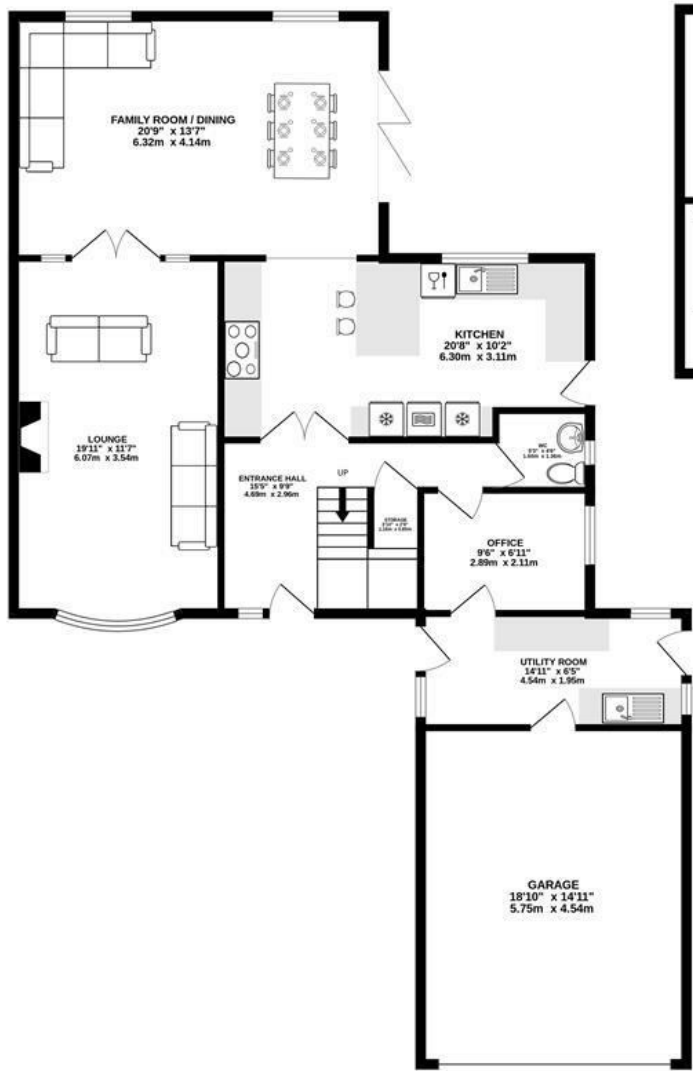




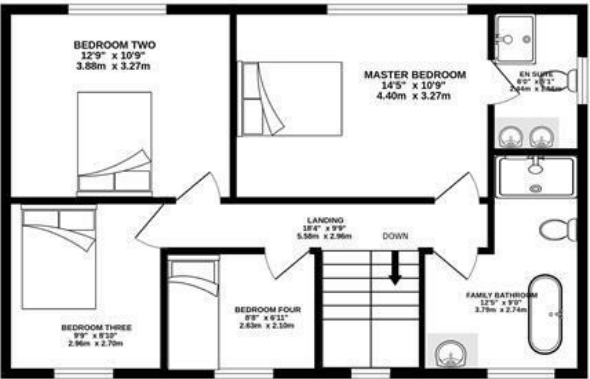


# BEN ROSE

GROUND FLOOR  
1297 sq.ft. (120.5 sq.m.) approx.



1ST FLOOR  
659 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA: 1957 sq.ft. (181.8 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 |           |

