



## Ashdown Drive, Clayton-Le-Woods, Chorley

Offers Over £279,995

Ben Rose Estate Agents are delighted to bring to market this beautifully presented four-bedroom detached family home, perfectly positioned in the highly sought-after area of Clayton-Le-Woods, Lancashire. Nestled within a quiet residential estate, the property enjoys a peaceful setting while still being within close reach of a wealth of local amenities. Families will find the location particularly appealing thanks to its excellent proximity to both primary and secondary schools, while commuters benefit from superb transport links, with the M6 and M61 motorways easily accessible and providing swift connections to Preston, Manchester, and beyond.

The nearby town centres of Leyland and Chorley are just a short drive away, offering supermarkets, shops, and leisure facilities, while those who enjoy the outdoors can take advantage of pleasant walks in the area, including the popular Brindle Distillery which is within walking distance. The home is also well connected by public transport, with convenient bus links and nearby train stations at Leyland and Buckshaw Parkway, both offering direct routes to major cities.

On entering the property, you are welcomed into a bright entrance porch that leads directly into a spacious lounge. This inviting room is generous in size and features a gas fireplace, creating a cosy space for relaxation. From here, the lounge flows seamlessly into the family dining room, a versatile area large enough to accommodate a dining table and enhanced by sliding doors that open out onto the rear garden, making it an ideal spot for entertaining.

At the rear of the home sits the kitchen, well-equipped with ample wall and base units, an integrated hob, oven, and fridge freezer, alongside space for a breakfast bar. The kitchen also offers direct access to the garden, further enhancing its practicality. The main reception hall serves as the central hub of the home, providing access to all ground floor rooms, including a conveniently placed WC and internal entry to the single integrated garage.

The first floor hosts four generously sized bedrooms, each offering versatility for family living or home office use. The master bedroom comfortably fits a super king-sized bed and is complemented by a modern three-piece en-suite shower room, ensuring both privacy and convenience. Bedrooms two and three, along with the master, feature fitted wardrobes, providing excellent storage solutions, while the fourth bedroom is also well-proportioned and adaptable to a variety of needs. Completing the first floor is a contemporary three-piece family bathroom and a spacious airing cupboard, perfectly suited to the demands of a busy household.

Externally, a driveway to the front providing space for up to four cars, leading to the integrated garage. A neat front lawn adds to the welcoming feel, with gated side access guiding you through to the rear garden. The rear outdoor space is particularly impressive, offering a large, secluded garden that is not overlooked. With a shed, a generous lawn, and a patio, it is perfectly designed for family use, while a dedicated seating area at the top of the garden provides an ideal spot for outdoor dining and relaxation during warmer months.

This home represents a wonderful opportunity for families seeking a spacious, versatile property in a thriving community. It has been thoughtfully maintained, with recent upgrades including the installation of a new boiler in December 2020, new soffits and fascias, and fresh carpeting throughout the stairs and landing. With its generous living spaces, practical layout, and enviable location, this property is perfectly suited to modern family life.















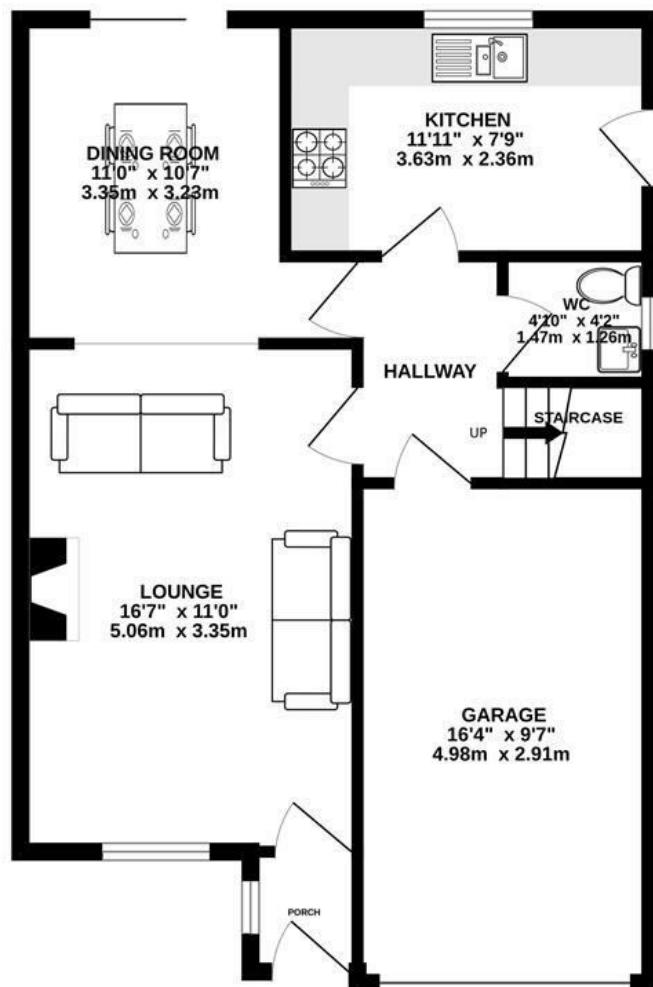




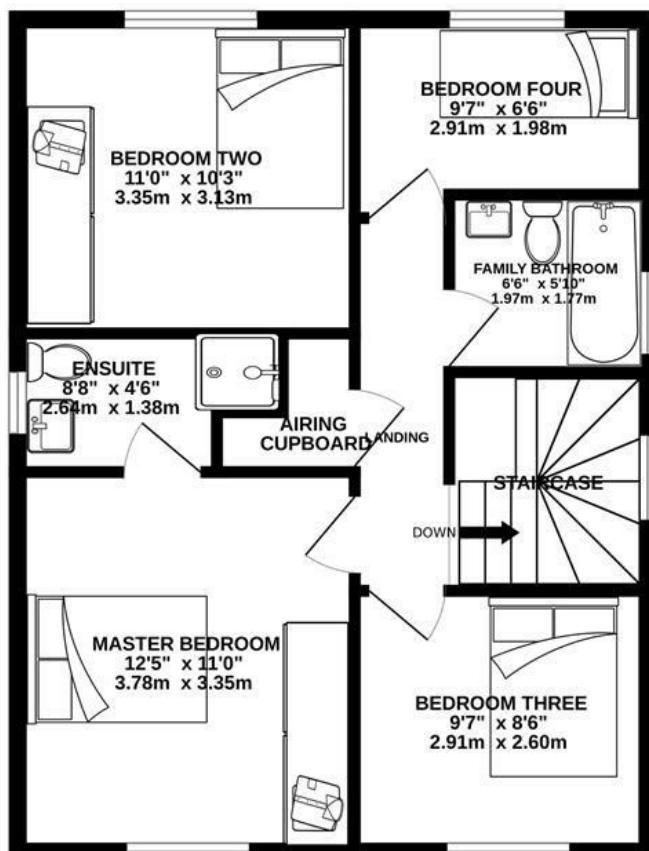


# BEN ROSE

GROUND FLOOR  
609 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR  
559 sq.ft. (52.0 sq.m.) approx.



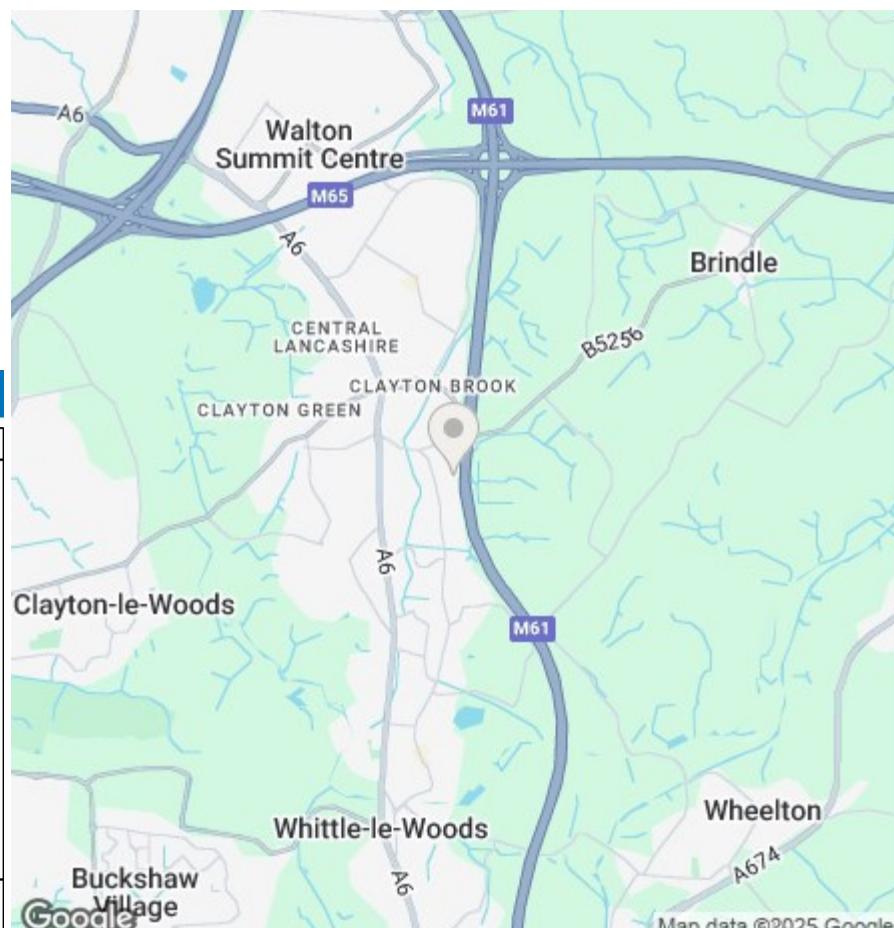
TOTAL FLOOR AREA : 1168 sq.ft. (108.5 sq.m.) approx.

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 <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 2002/91/EC	