



Muirfield Close, Euxton, Chorley

Offers Over £449,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented extended four-bedroom detached family home, ideally positioned on a quiet cul-de-sac within the highly sought-after area of Euxton. Occupying a generous corner plot, this impressive home offers spacious and modern living throughout, with a stunning open plan kitchen forming the heart of the property—perfect for growing families and those who love to entertain. The location is superb, with excellent local schools, shops, and everyday amenities all within easy reach. For commuters, the property benefits from fantastic transport links, including nearby train stations such as Euxton Balshaw Lane, regular bus routes, and easy access to the M6 and M61 motorways, providing convenient travel to surrounding towns and cities such as Chorley, Leyland, and Preston.

Internally, the home welcomes you via a bright and spacious reception hall, with the staircase positioned directly ahead and access to the main ground floor rooms. To the front, you'll find a versatile study, ideal for those working from home or in need of a quiet retreat. The lounge is generously sized and features a charming bay window that fills the space with natural light, along with a feature fireplace creating a warm and inviting atmosphere. To the rear, the property truly excels with a spectacular open plan kitchen, breakfast, and dining space. This contemporary area boasts a range of high-quality integrated appliances, a central island with breakfast bar seating, and ample space for a large family dining table. A bespoke media wall enhances the social area, while large sliding doors seamlessly connect the indoors to the garden, making it perfect for entertaining. A practical utility room is conveniently located just off the kitchen, and a WC can also be found off the main hallway.

To the first floor, the property continues to impress with four well-proportioned double bedrooms, ensuring ample space for the whole family. The master bedroom benefits from fitted wardrobes and a stylish three-piece ensuite, providing a private and comfortable retreat. The remaining bedrooms are all generously sized and share access to a modern three-piece family bathroom, complete with an over-the-bath shower.

Externally, the property enjoys a prominent corner plot with a driveway to the front offering parking for up to four vehicles, leading to a detached double garage—ideal for additional storage or secure parking. To the rear, the beautifully landscaped garden provides a peaceful outdoor space, featuring a patio seating area directly off the home, perfect for alfresco dining, which then leads onto a well-maintained lawn bordered by mature shrubs.

This is a fantastic opportunity to acquire a spacious and stylish family home in a desirable location.















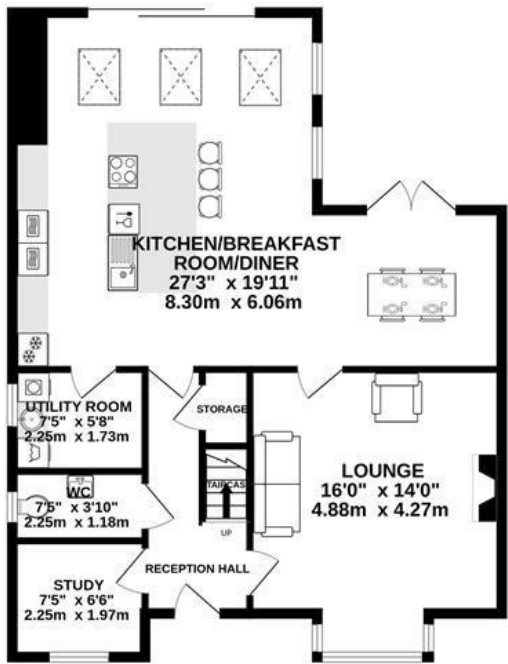




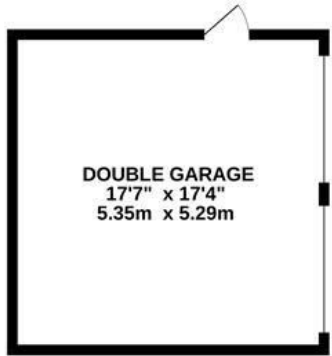
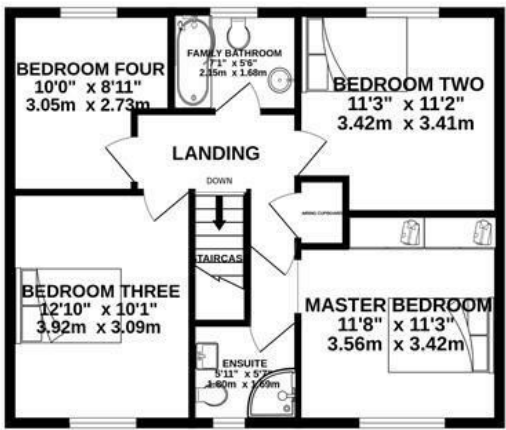


BEN ROSE

GROUND FLOOR
1119 sq.ft. (104.0 sq.m.) approx.



1ST FLOOR
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA: 1742 sq.ft. (161.8 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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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		
	73	79
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	

