

BEN ROSE



Clover Road, Chorley

Offers Over £849,995

Ben Rose Estate Agents are pleased to present to market this exquisite five-bedroom detached bungalow, situated on a substantial plot in a sought-after area of Chorley, Lancashire. This beautifully extended home offers modern living at its finest, perfectly tailored for families seeking space and comfort. Nestled in a desirable location, the property benefits from excellent travel links, including nearby train stations and bus routes, as well as easy access to the M61 and M6 motorways. Chorley town centre is just a short drive away or a twenty five minute walk, offering a range of amenities, schools, and leisure facilities, while the surrounding area boasts scenic walks, parks, and attractions, making it ideal for family life.

Upon entering the property, you are welcomed by a grand entrance hall with a vaulted ceiling and skylights, flooding the space with natural light. Left off the central hallway leads to a sleek, modern shower room, a separate guest WC and two spacious double bedrooms, both finished with space in mind. This side also provides internal access to the integrated garage and utility room. Returning to the central hall, you'll step into the dining room/wine room, a versatile space perfect for gatherings. Just off the dining room is the contemporary open-plan kitchen, complete with integrated appliances, ample storage, and a breakfast bar that seamlessly extends into the sizeable conservatory. This bright and airy space offers panoramic views of the garden. Moving back through the dining room, you'll discover two further bedrooms connected by a Jack-and-Jill ensuite. The highlight of the home is the expansive lounge, featuring a stunning media wall with built-in storage and lighting, alongside a large window overlooking the rear garden. From here, you can access the luxurious master suite, complete with multiple fitted wardrobes, a dressing room, and a spa-like ensuite that includes a freestanding bath and an integrated TV for ultimate relaxation.

This property offers incredible external features, starting with a carriage driveway that accommodates multiple vehicles and boasts two entrances surrounding a neatly maintained front lawn. The driveway leads to the integrated garage. At the rear, the generously sized, South facing garden is a true haven, with a spacious raised patio ideal for outdoor dining and steps leading down to the expansive lawn. Mature trees and shrubs provide privacy and charm, while a dedicated area at the far end includes organic beds for potting plants and includes multiple sheds. Additionally, the property includes several high-quality outbuildings: a fully insulated office/gym with power and heating, a second utility space, and an impressive bar/games room humorously named 'The Gym,' complete with a fitted bar, social area, WC, and storage.

This stunning property effortlessly combines modern elegance with functional family living, making it a truly unique offering in Chorley.



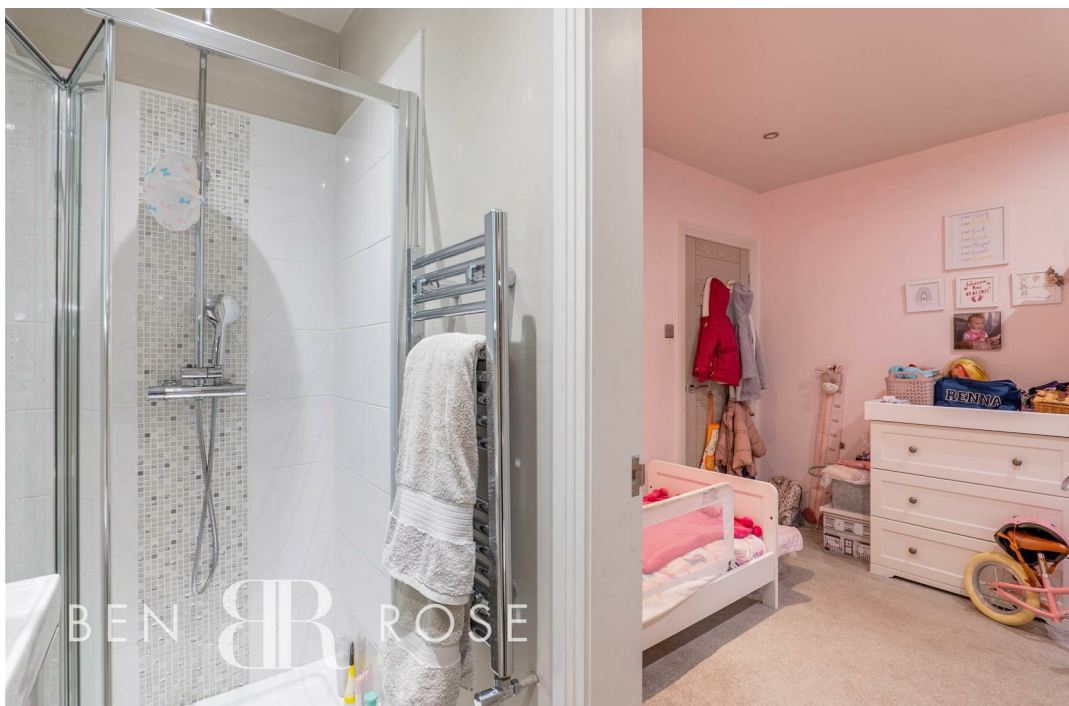


















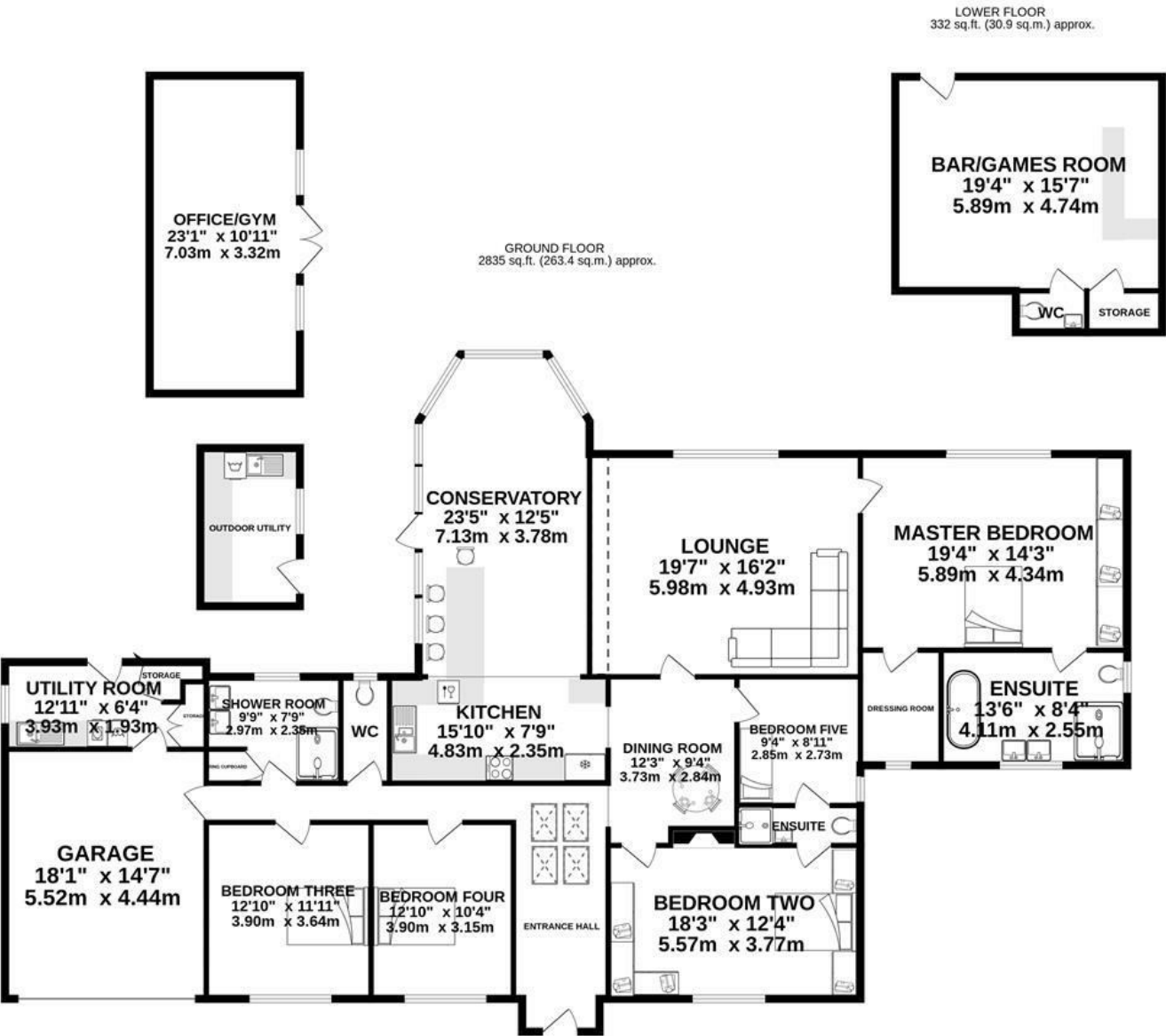








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TOTAL FLOOR AREA : 3168 sq.ft. (294.3 sq.m.) approx.

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) 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		
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