



BEN ROSE

Dunrobin Drive, Euxton, Chorley

Offers Over £449,995

Ben Rose Estate Agents are pleased to present to market this lovely four-bedroom detached property situated on a sought-after development in Euxton. This beautiful family home has been well-maintained and presented throughout, offering generous indoor and outdoor spaces. Located within easy access to local shops and schools, it boasts excellent travel links via Euxton train station and nearby motorways. Additionally, Chorley town centre is just a short drive away, providing even more convenience for shopping and leisure activities.

Upon entering the property, you are greeted by a welcoming reception hall that sets the tone for the rest of the home. To the right, there is a study, perfect for those who work from home. The spacious lounge features a stunning fireplace and sliding doors that open up to the garden, creating a perfect space for relaxation and entertaining. Adjacent to the lounge is the family dining room, accessible from both the lounge and the kitchen, providing a seamless flow for family gatherings. The bespoke fitted kitchen/breakfast room, installed by local fitters Kitchen Flair, boasts NEFF integrated appliances such as a dishwasher, oven, fridge, and hob. A breakfast bar for up to three people adds a casual dining option. The ground floor also includes internal access to the garage and a convenient WC.

The first floor houses four generously-sized double bedrooms. The master bedroom is a standout feature, benefiting from a fitted wardrobe and a private ensuite. The remaining three bedrooms share a well-appointed three-piece family bathroom, complete with an over-the-bath shower, ensuring comfort and functionality for the entire family. Bedrooms two and three also feature fitted wardrobes for added convenience.

Externally, the property offers a driveway with space for two cars and a double garage, complemented by a well-kept front lawn. To the rear, you will find a picturesque garden space featuring a central lawn and multiple seating areas, perfect for outdoor entertaining and relaxation. This home truly combines style and practicality, making it an ideal choice for families seeking a comfortable and convenient lifestyle.



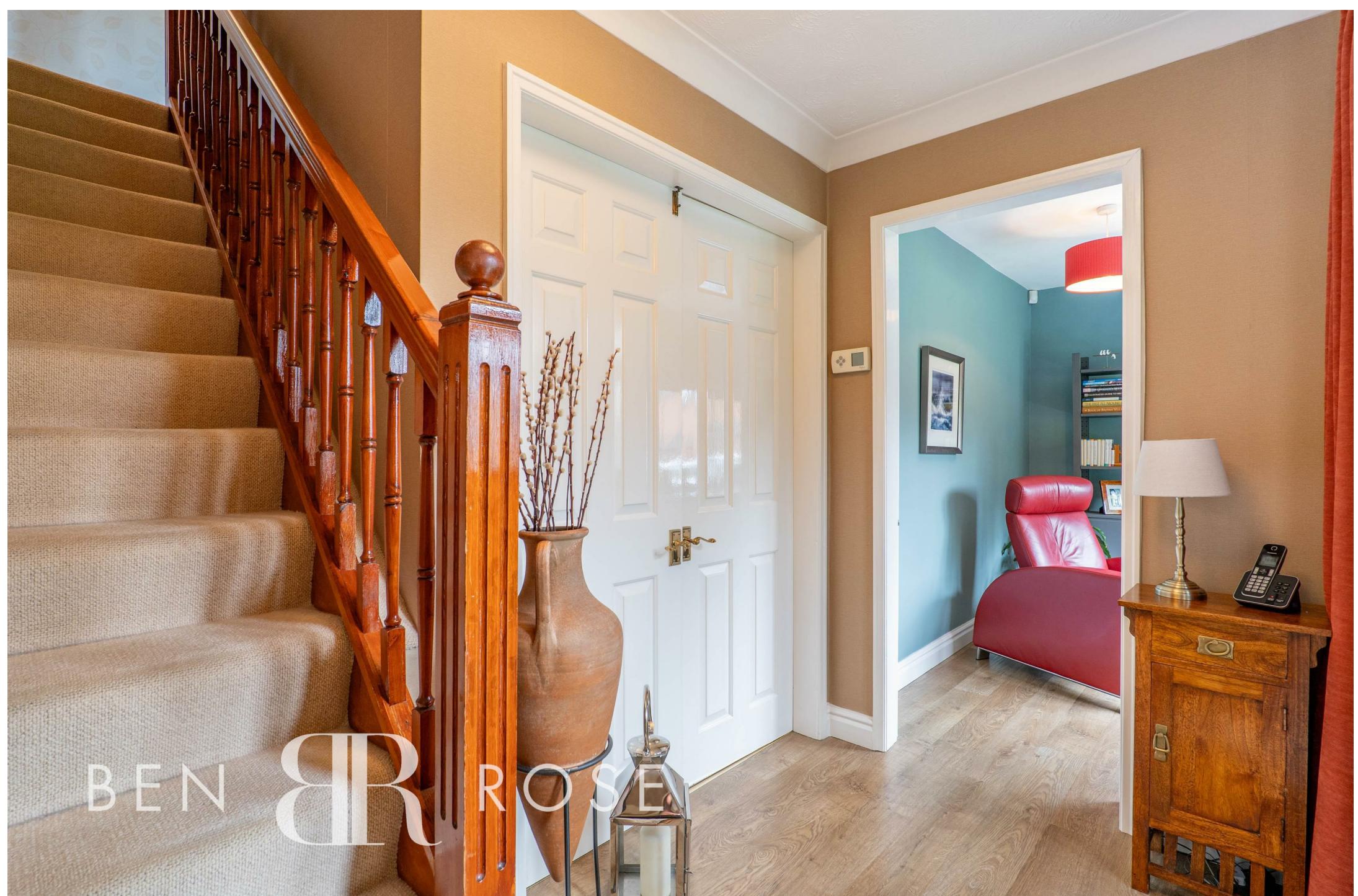
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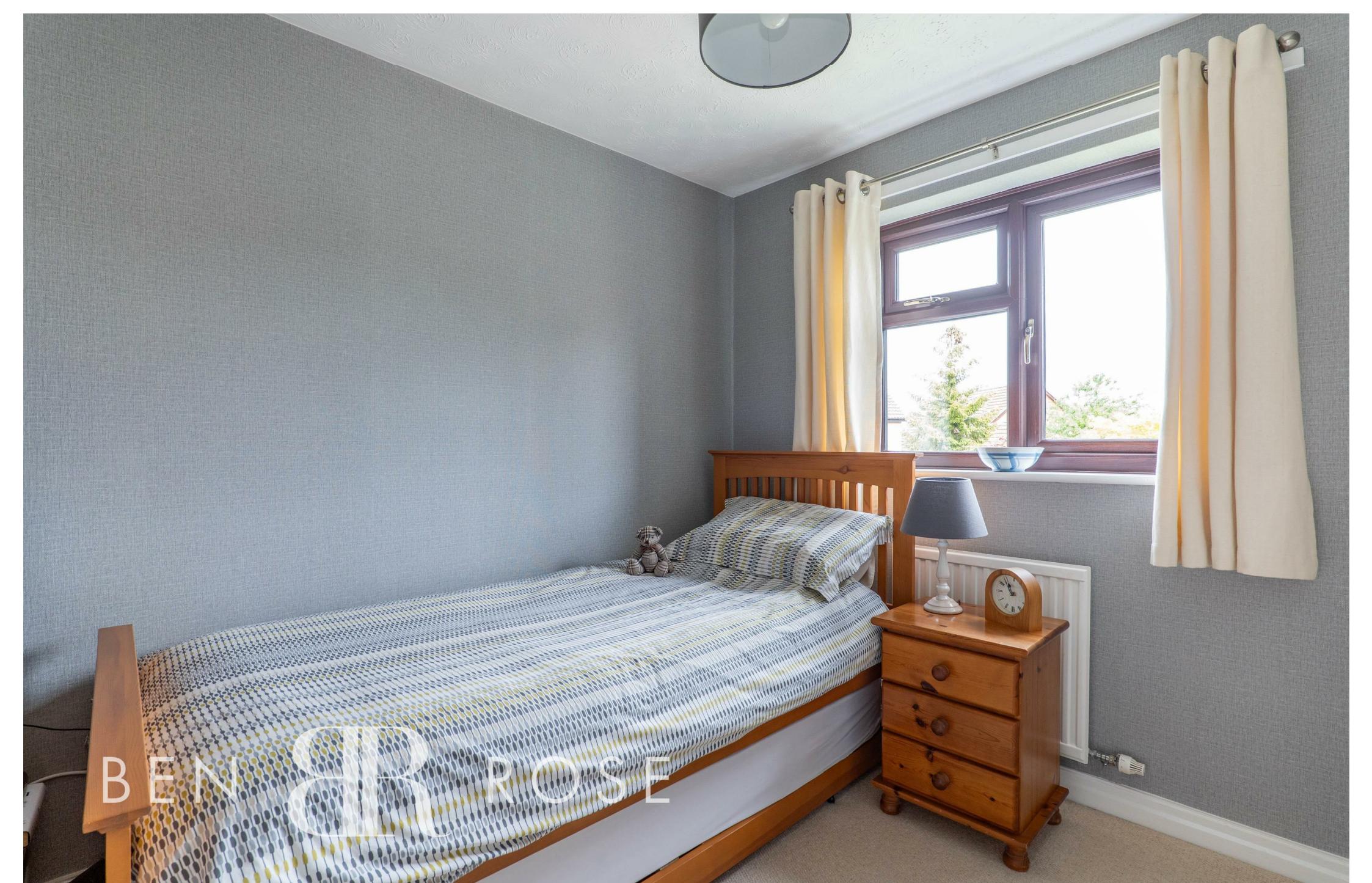


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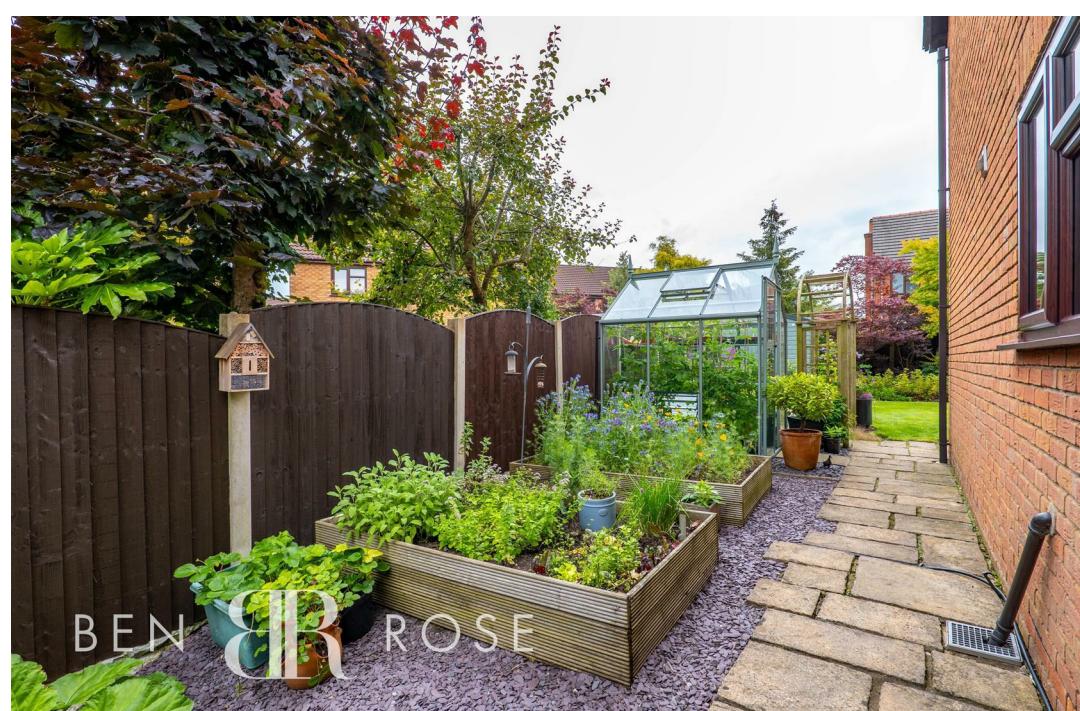
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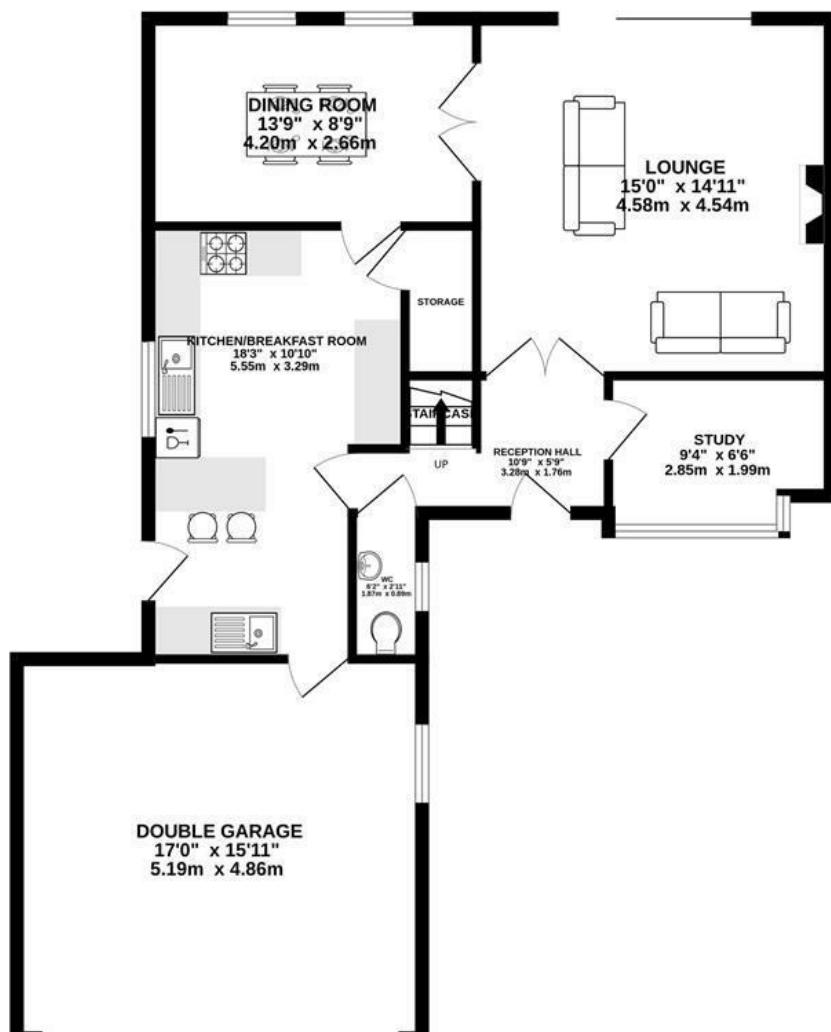
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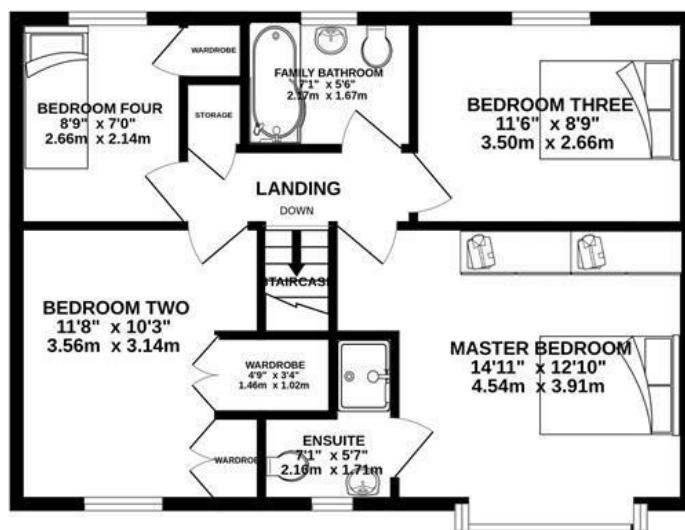
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GROUND FLOOR
938 sq.ft. (87.2 sq.m.) approx.



1ST FLOOR
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 1522 sq.ft. (141.4 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 | | |
| England & Wales | EU Directive 2002/91/EC | |

