BEN ROSE



Southport Road, Eccleston, Chorley

Offers Over £649,995

Ben Rose Estate Agents are pleased to present to market this impressive four-bedroom detached bungalow, occupying a generous plot of approximately 0.79 acres in the highly sought-after village of Eccleston, Lancashire. Boasting an abundance of internal living space, a versatile single-storey layout and extensive grounds, this wonderful home offers an exceptional opportunity for families seeking space, privacy and a more relaxed lifestyle without compromising on convenience. The property is approached via a gated entrance, with mature trees, established greenery and open field views creating a wonderful sense of seclusion. Eccleston is a popular village with a welcoming community, a selection of local shops, independent businesses, cafés, traditional pubs and well-regarded schools, making it an attractive choice for families. The nearby towns of Chorley and Leyland provide a wider range of shopping, leisure and everyday amenities, whilst Preston offers an extensive selection of retail, dining and entertainment options. For commuters, nearby rail services from Croston, Leyland and Chorley provide connections to Preston, Manchester and beyond, with convenient access to the A49, A6 and M6 motorway network placing surrounding Lancashire towns and major North West destinations within comfortable reach. Combining a desirable village setting with generous accommodation and a substantial private plot, this is a property that offers considerable appeal for those looking to enjoy both space and convenience.

Stepping inside, the welcoming main hallway provides access to much of the accommodation, with the bedroom wing positioned to the left and the principal living spaces to the right. Continuing through, you arrive at the spacious lounge, where a feature fireplace creates an inviting focal point, complemented by a large front-facing window that allows natural light to fill the room. This space leads through to a separate formal dining room, providing an ideal setting for family meals and entertaining, with French doors opening directly onto an outdoor seating area for a seamless connection between indoor and outdoor living. The modern fitted kitchen/diner offers a practical yet sociable space for everyday family life, featuring a range of integrated appliances, including a dishwasher, oven, fridge and microwave. A useful adjoining utility room provides additional space for laundry and household tasks, with convenient access to the side of the property, making it particularly well suited to families with pets or those returning from countryside walks. There is also access to the integral garage from this area. To the rear, the beautiful conservatory provides a bright and airy additional reception space, offering lovely views across the surrounding gardens and an ideal spot to relax throughout the seasons. The accommodation is completed by four versatile bedrooms, offering flexibility for growing families, visiting guests or those requiring a dedicated home office. The master bedroom benefits from a luxurious en-suite shower room, whilst the remaining bedrooms are served by a well-appointed three-piece family bathroom, complete with a Jacuzzi bath for an added touch of comfort.

Externally, the property is accessed via a gated entrance, opening onto a generous driveway with parking for approximately eight vehicles, making it ideal for larger households and those who regularly entertain. The property benefits from an integral double garage, which has been partially converted to accommodate the utility room, with one garage space remaining in use and the front section of the second providing valuable storage. Further enhancing the property's versatility is a detached garage/workshop, constructed with additional height to accommodate a motorhome, making it particularly appealing to buyers with larger vehicles, hobbies or equipment requiring dedicated storage. The home is surrounded by an extensive wrap-around garden, set within the impressive grounds and featuring predominantly lush lawns, mature trees and established shrubs that provide excellent privacy and a beautiful natural setting. Several outdoor seating areas offer further opportunities for gardening enthusiasts and those who enjoy spending time outdoors, whilst the generous grounds provide plenty of space for children to play and families to enjoy the surroundings. You'll also find a handy allotment with a greenhouse and orchard - ideal for any keen gardeners for year round enjoyment. Beyond the garden, open field views further enhance the property's peaceful atmosphere, creating a wonderful backdrop to everyday life. Offering substantial grounds, versatile single-storey accommodation, extensive parking and a desirable village location, this exceptional bungalow presents a rare opportunity for families seeking a spacious home with privacy, flexibility and the freedom to enjoy the outdoors.





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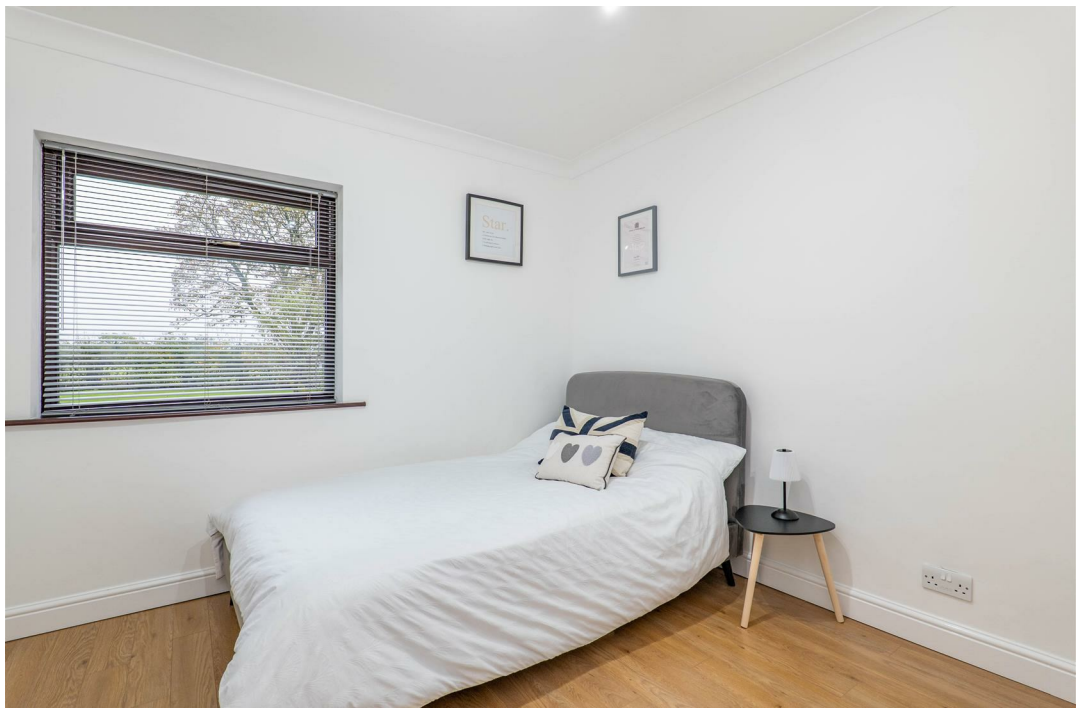
























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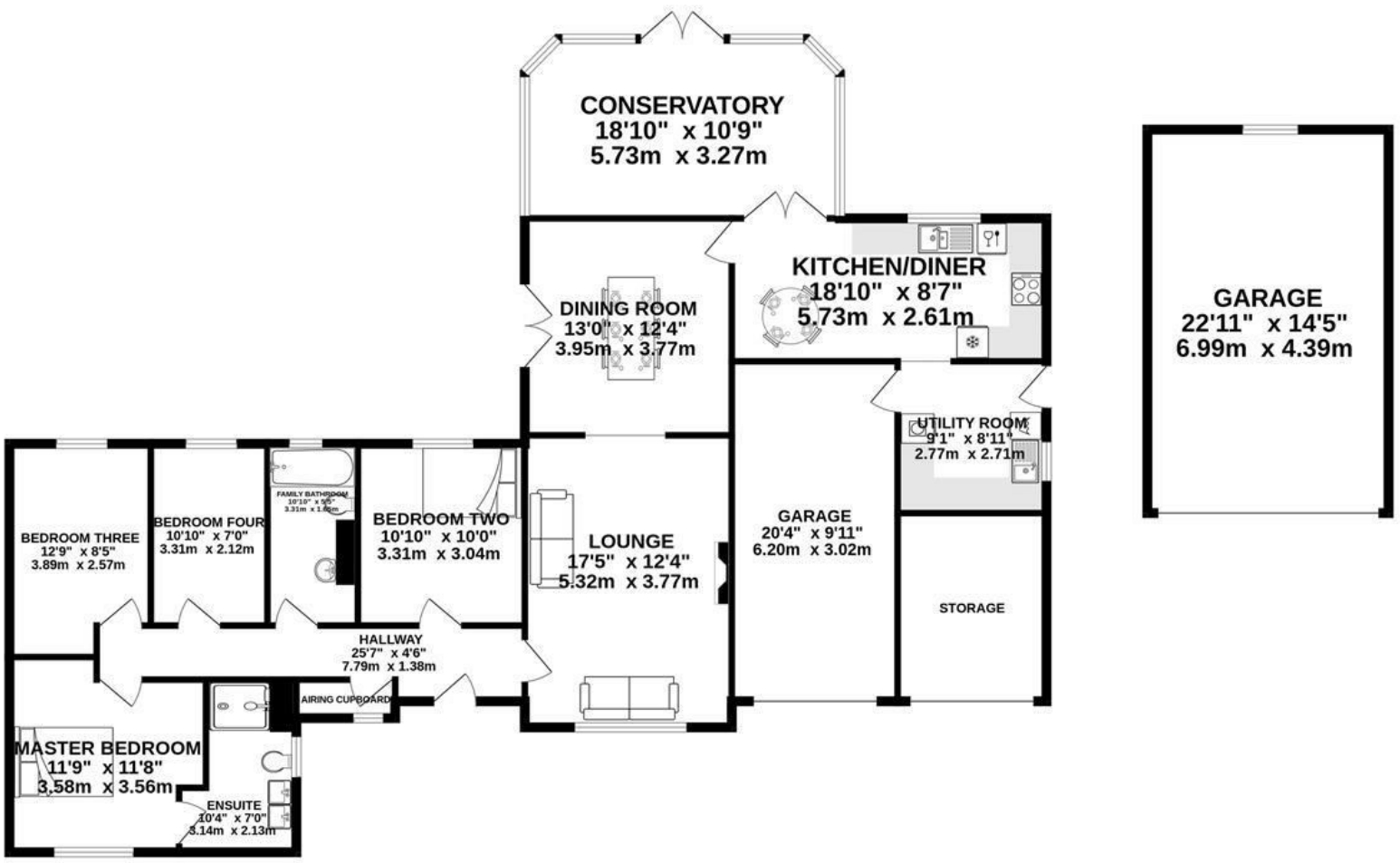




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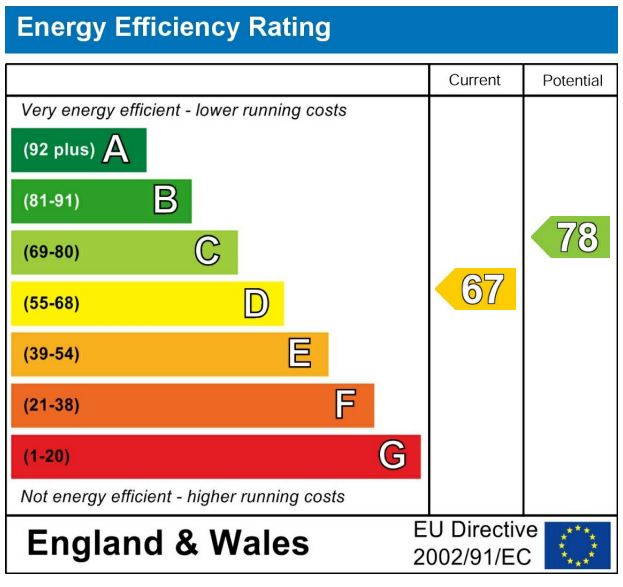
GROUND FLOOR
2164 sq.ft. (201.0 sq.m.) approx.

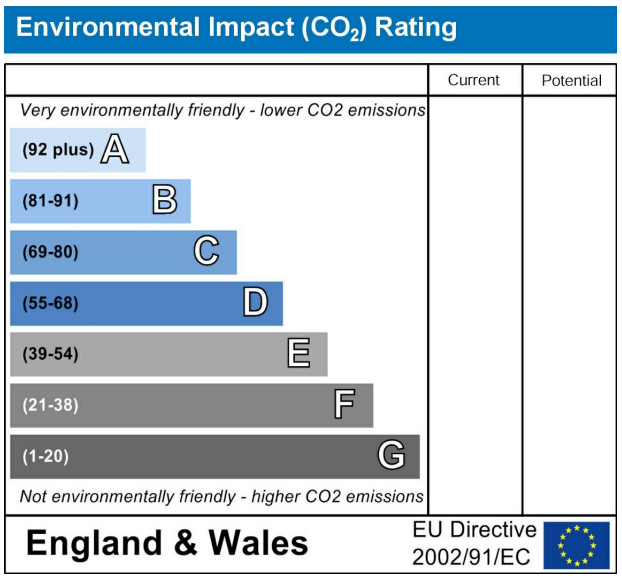


TOTAL FLOOR AREA : 2164 sq.ft. (201.0 sq.m.) approx.

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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