



## Kirkby Close, Buckshaw Village, Chorley

**Offers Over £584,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached family home, occupying an enviable corner plot within a quiet cul-de-sac on one of Buckshaw Village's most highly sought-after developments. Offering generous and versatile living accommodation throughout, this impressive home has been thoughtfully designed to suit modern family life, with spacious reception rooms, four double bedrooms and the added benefit of a detached outdoor office. Ideally positioned, the property enjoys direct access to nearby nature reserve walks while remaining within easy reach of an excellent range of local amenities, including highly regarded schools, supermarkets, cafés, restaurants and leisure facilities. Buckshaw Parkway railway station is just a short distance away, providing direct links to Manchester, Preston and beyond, while excellent bus routes and convenient access to the M6, M61 and M65 motorways make commuting across Lancashire and the North West effortless.

Stepping through the welcoming reception hall, which provides access to the majority of the ground floor and benefits from generous under-stair storage, you'll immediately appreciate the spacious feel of the home. To the front, the sizeable lounge is flooded with natural light thanks to its dual-aspect windows and is centred around a stunning electric fireplace, creating a warm and inviting space to relax. French doors lead seamlessly into the heart of the home - a beautifully appointed open-plan kitchen and dining area that has been designed with both everyday family living and entertaining in mind. The contemporary kitchen offers a range of integrated appliances, complemented by a practical utility room tucked just off the main space. Large sliding doors open directly onto the rear garden, allowing the indoor and outdoor spaces to blend effortlessly during the warmer months. Completing the ground floor is a highly versatile family room with an attractive bay window, offering flexibility as a cinema room, home gym, playroom or study, along with a convenient two-piece WC.

The first floor is equally impressive, centred around an attractive gallery landing that leads to four generously proportioned double bedrooms. The principal bedroom enjoys a beautiful bay window, fitted wardrobes and a luxurious three-piece en-suite shower room. Bedroom two also benefits from fitted wardrobes and its own modern three-piece en-suite, making it ideal for older children or visiting guests. The remaining two double bedrooms are well-sized and are served by a stylish three-piece family bathroom, complete with an over-the-bath shower, providing excellent accommodation for growing families.

Externally, the property continues to impress. A generous driveway provides off-road parking for up to three vehicles and leads to a detached double garage, while the attractive front lawn enhances the home's kerb appeal. Positioned alongside the property is convenient footpath access directly into the neighbouring nature reserve, perfect for family walks and enjoying the surrounding green space. To the rear, the landscaped garden features a large patio seating area that steps down over two tiers of lawn, creating an ideal setting for outdoor dining, entertaining and family activities. A standout feature is the detached outdoor office, complete with lighting and electricity, offering exceptional versatility as a home workspace, studio or hobby room. Combining an outstanding location, spacious accommodation and superb flexibility throughout, this is a wonderful family home ready to be enjoyed for years to come.

























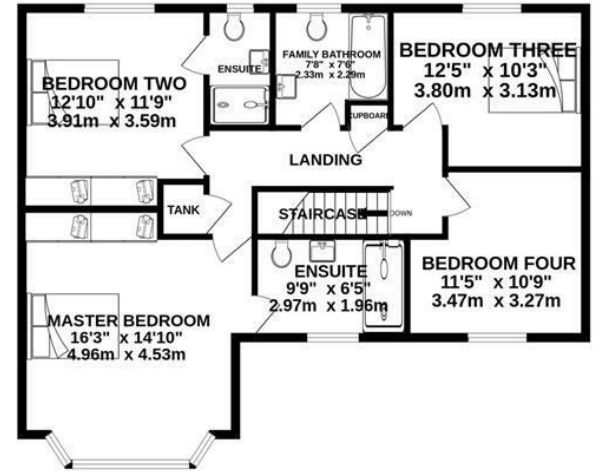
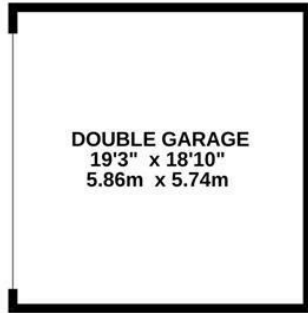
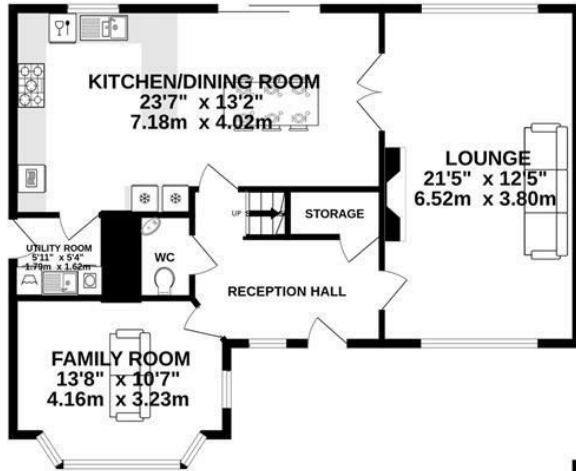




# BEN ROSE

GROUND FLOOR  
1368 sq.ft. (127.1 sq.m.) approx.

1ST FLOOR  
859 sq.ft. (79.8 sq.m.) approx.

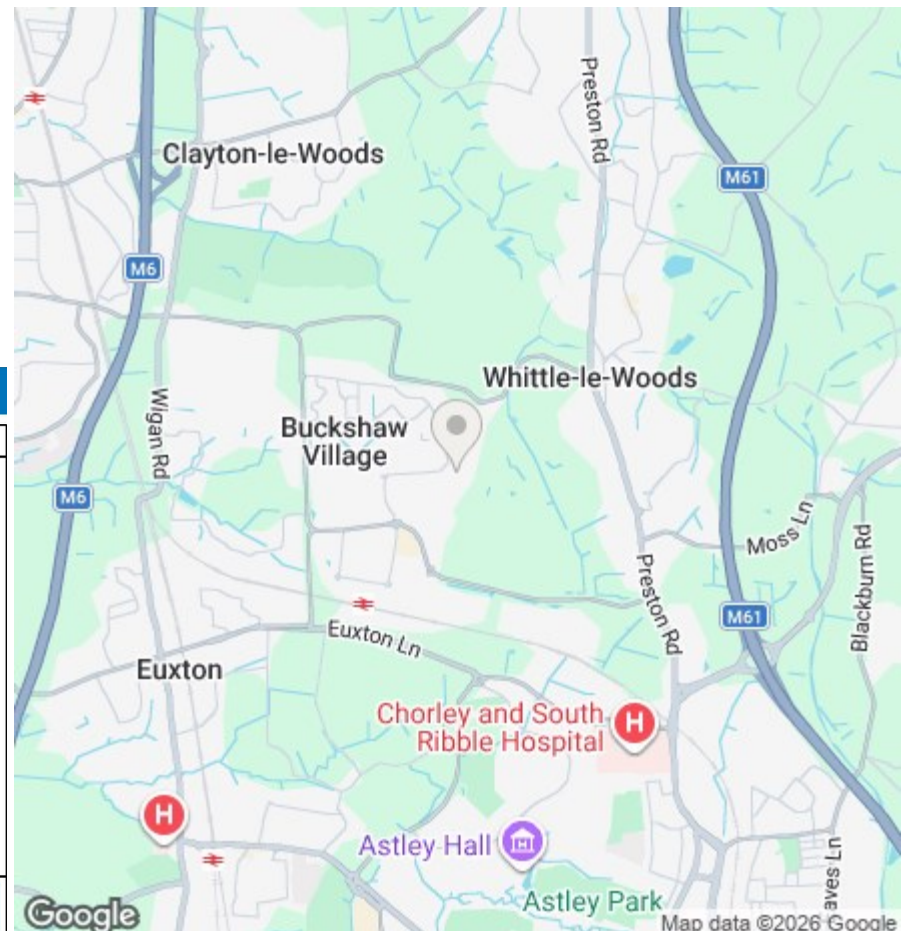


TOTAL FLOOR AREA : 2227 sq.ft. (206.9 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	