



## Marlborough Close, Buckshaw Village, Chorley

Offers Over £324,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached family home, situated in the ever-popular Buckshaw Village. Finished to an exceptional standard throughout, this stylish home offers spacious and versatile living accommodation, making it an ideal choice for growing families. The property enjoys a prime location close to a wealth of local amenities, including shops, supermarkets, highly regarded schools, pubs and leisure facilities. Excellent transport links are also nearby, with Buckshaw Parkway railway station providing direct routes to Preston and Manchester, while the M6, M61 and M65 motorways are all within easy reach. The neighbouring towns of Chorley and Leyland are also just a short drive away.

Stepping into the property, the welcoming entrance hall provides access to a convenient WC before leading through to the spacious front lounge, perfect for relaxing with the family. Across the hall, a separate study offers an ideal space for home working or a children's playroom. To the rear, the impressive open-plan kitchen, dining and family room spans the full width of the home, creating a superb entertaining space. The modern fitted kitchen features integrated appliances including a fridge/freezer, dishwasher, double oven and induction hob, while the stunning glass pitched roof floods the family area with natural light. Two sets of French doors open seamlessly onto the rear garden.

The first floor offers four well-proportioned bedrooms, including a generous master suite complete with fitted double wardrobes and a contemporary en-suite shower room. Bedrooms two and three are both comfortable doubles, while bedroom four provides an excellent single bedroom or nursery. Completing the accommodation is a modern three-piece family bathroom.

Externally, the property benefits from a driveway providing off-road parking for two vehicles, leading to a detached garage. The generous rear south facing garden features a paved patio, mature lawn and high timber fencing, creating a private outdoor space for families to enjoy. A fantastic office/studio outbuilding with power, lighting and French doors opens onto an attractive curved decking area with additional seating, offering excellent versatility. Combining stylish interiors, generous living space and a sought-after location, this is a wonderful family home ready to move straight into.















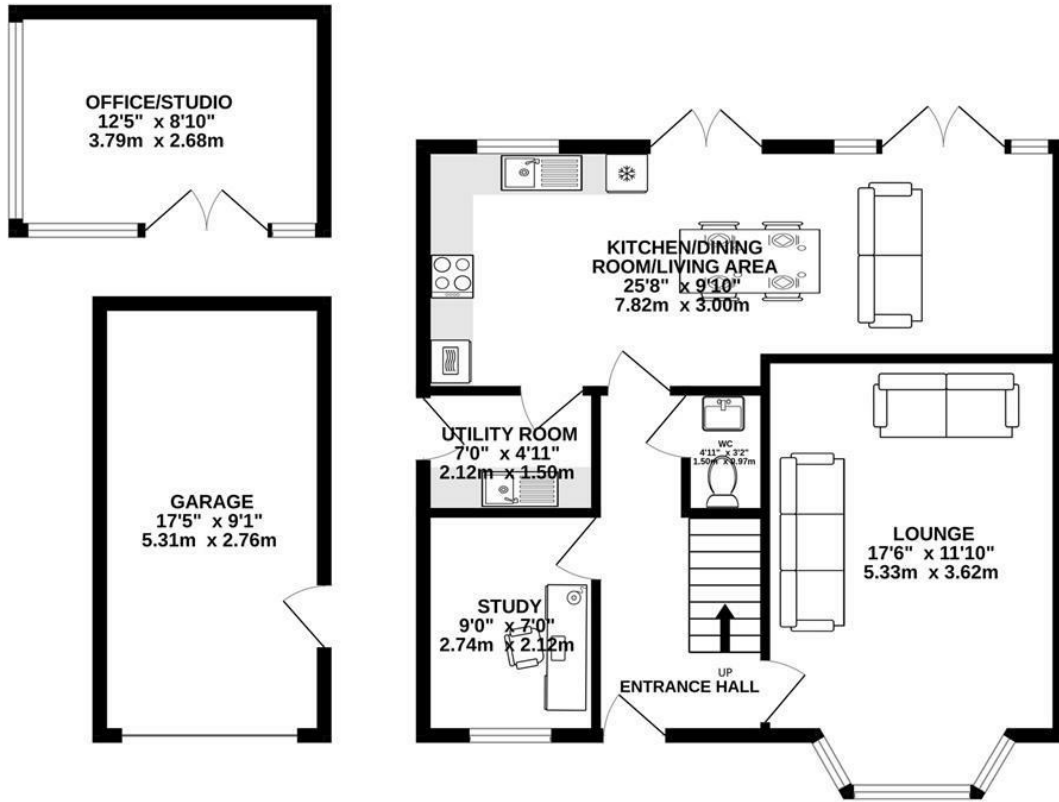




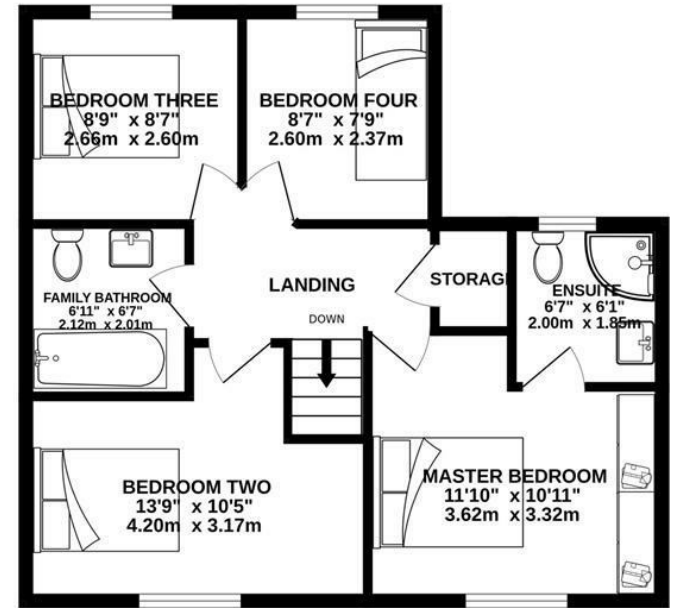


# BEN ROSE

GROUND FLOOR  
891 sq.ft. (82.7 sq.m.) approx.



1ST FLOOR  
531 sq.ft. (49.3 sq.m.) approx.

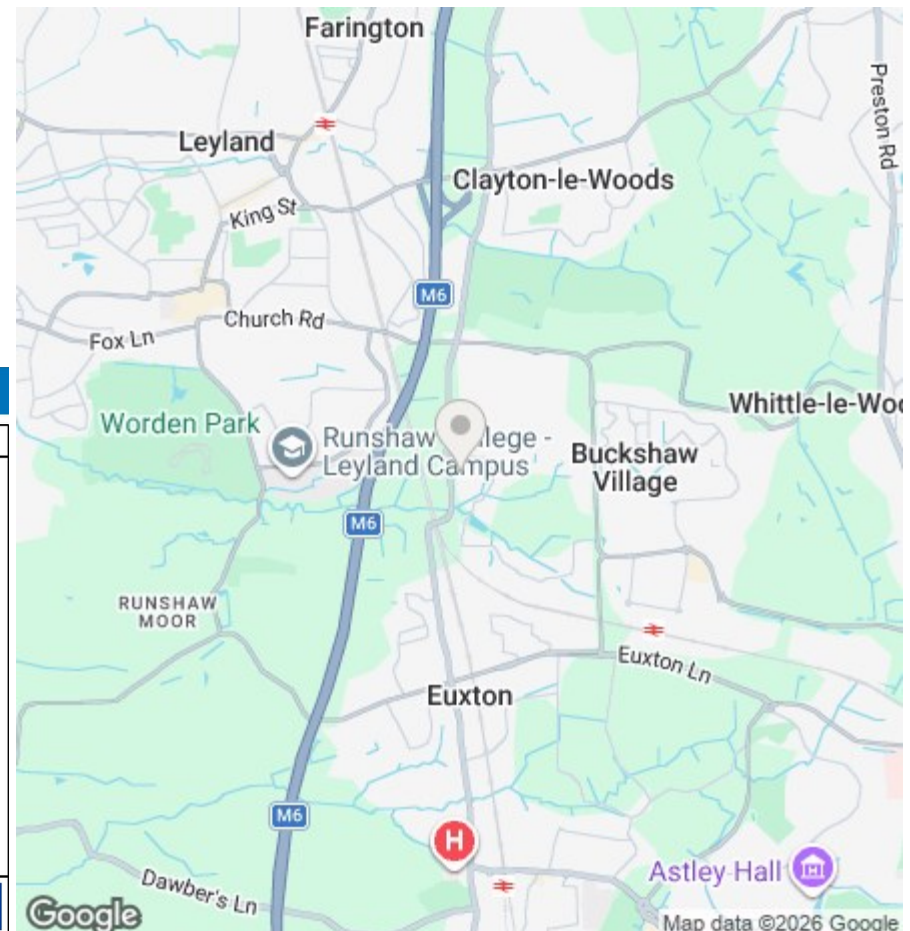


TOTAL FLOOR AREA : 1421 sq.ft. (132.0 sq.m.) approx.

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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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		75	79
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		