



**Dorking Road, Chorley**

**Offers Over £489,995**

Ben Rose Estate Agents are pleased to present to market this stunning five-bedroom detached house in Chorley. This spacious home boasts an architect-designed extension and is ideally situated for both tranquil living and easy access to amenities. Located within close proximity to excellent transport links, and with local shops, schools, and parks nearby, this property offers convenience and a desirable lifestyle.

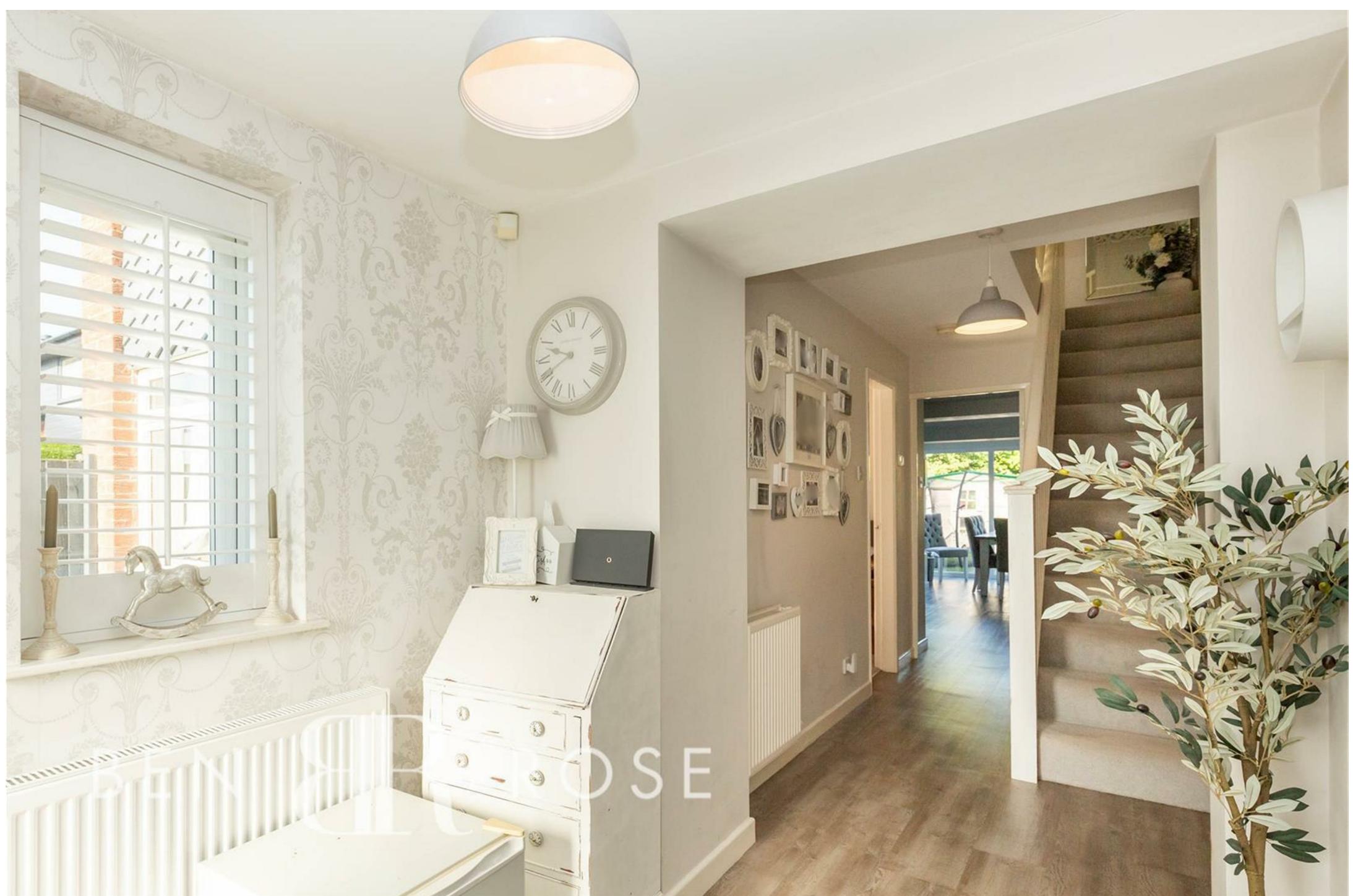
Upon entering the property, you are greeted by a welcoming entrance hall leading to a spacious lounge, perfect for relaxing evenings. The expansive kitchen/diner/family room is a highlight, featuring Velux windows, bifold doors, and French windows that flood the space with natural light and seamlessly blend indoor and outdoor living. There's also a versatile play room/study, ideal for various family needs, and a convenient utility room. Additional practicality is provided by a WC, under-stairs storage, and further storage options, ensuring ample space for everyday living essentials.

Ascending to the first floor via the landing, you'll find a generously sized master bedroom complete with a luxurious four-piece ensuite bathroom. Bedrooms two through five offer flexible accommodation options, suitable for family members or guests, and share access to a well-appointed family bathroom featuring a bath, shower, toilet, and sink.

Externally, the property features a driveway capable of accommodating multiple vehicles, along with a garage for added convenience. A well-maintained front garden enhances curb appeal, while the rear garden offers a private retreat, perfect for outdoor entertaining or relaxation.

In summary, this beautifully extended detached house in Chorley combines spacious living areas with modern design elements, making it an ideal choice for discerning buyers seeking a family home that blends comfort with contemporary style.

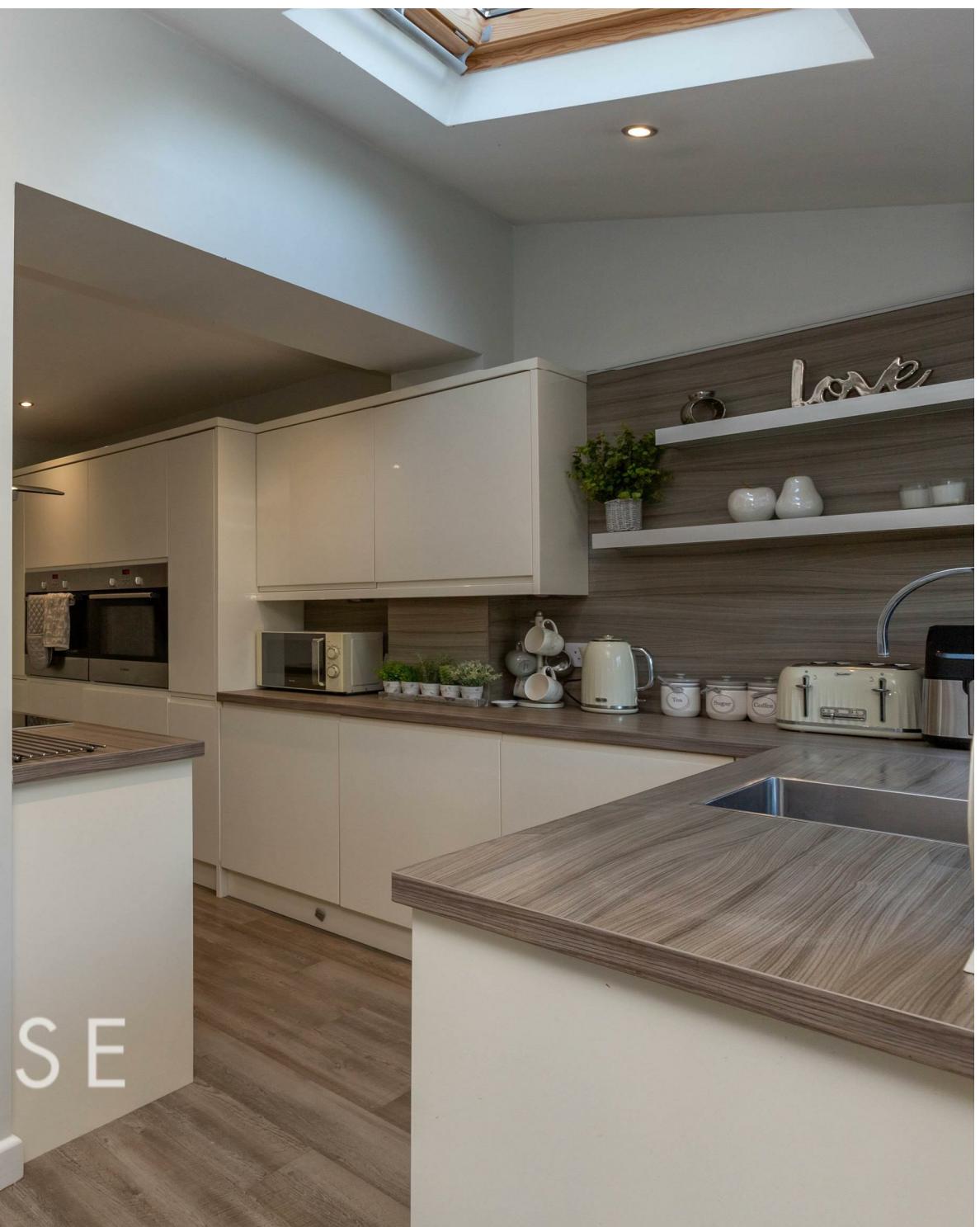
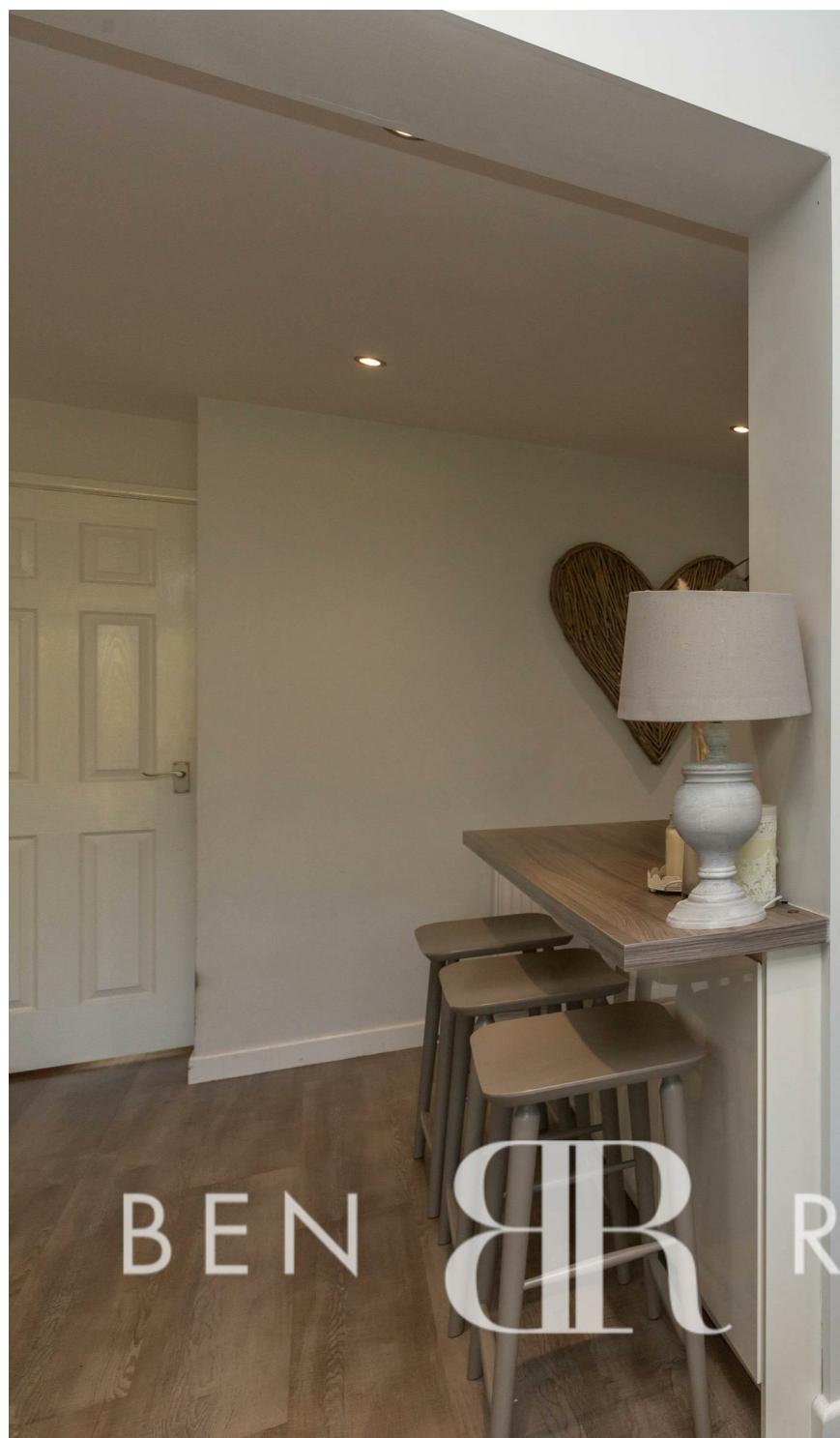


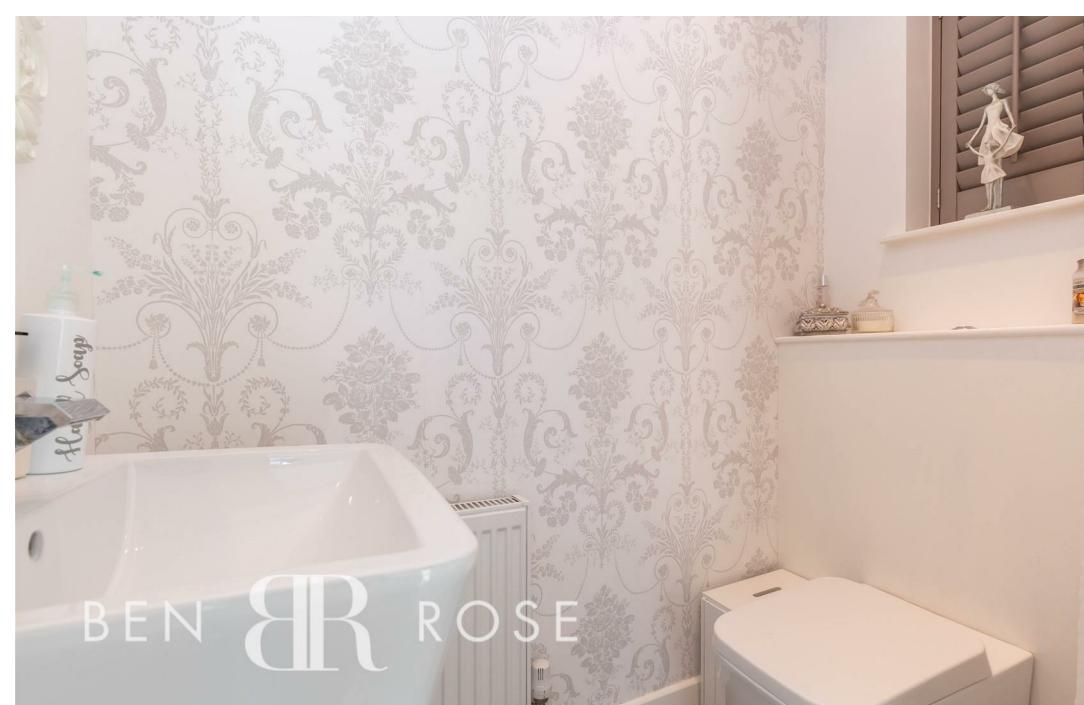
















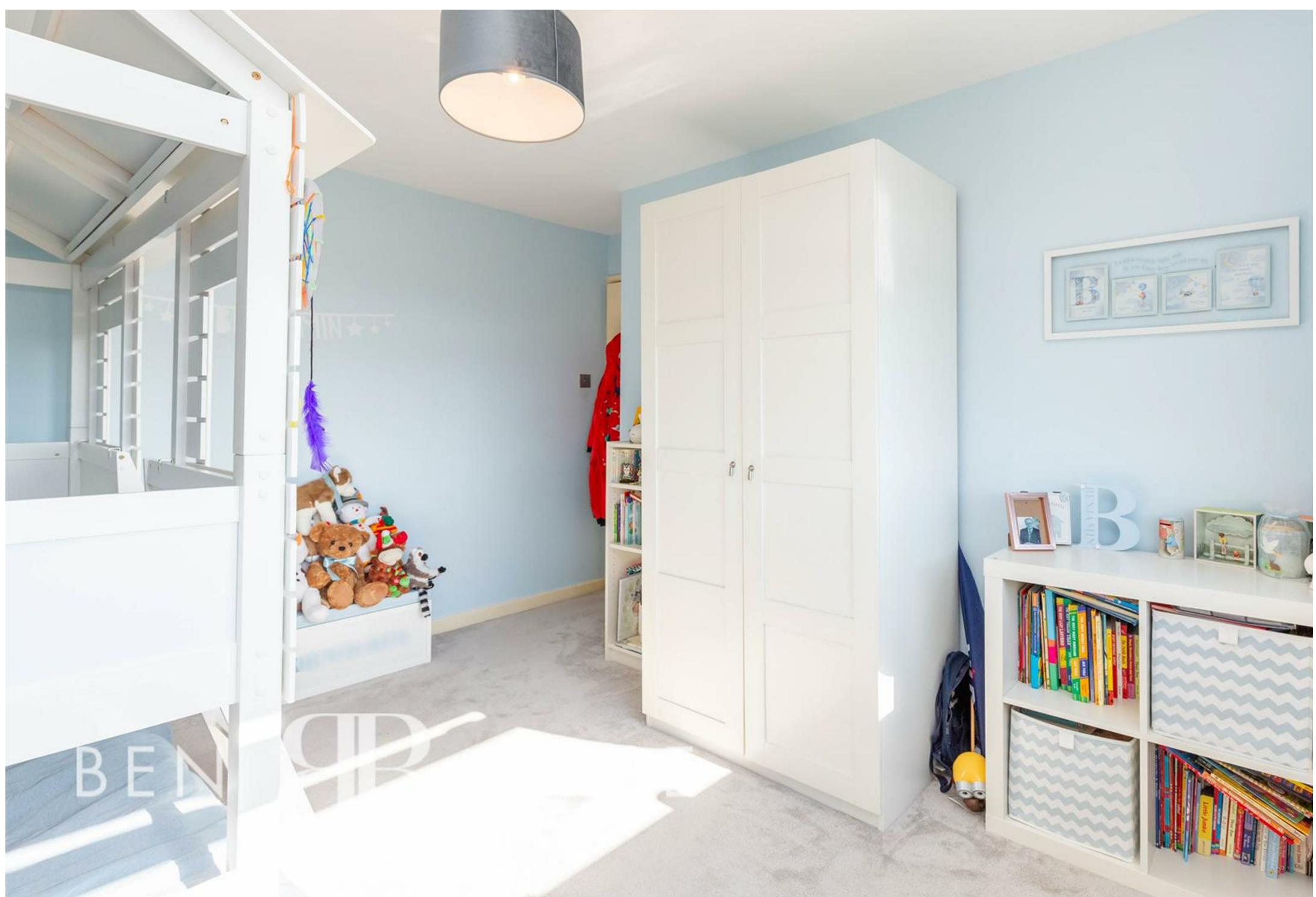




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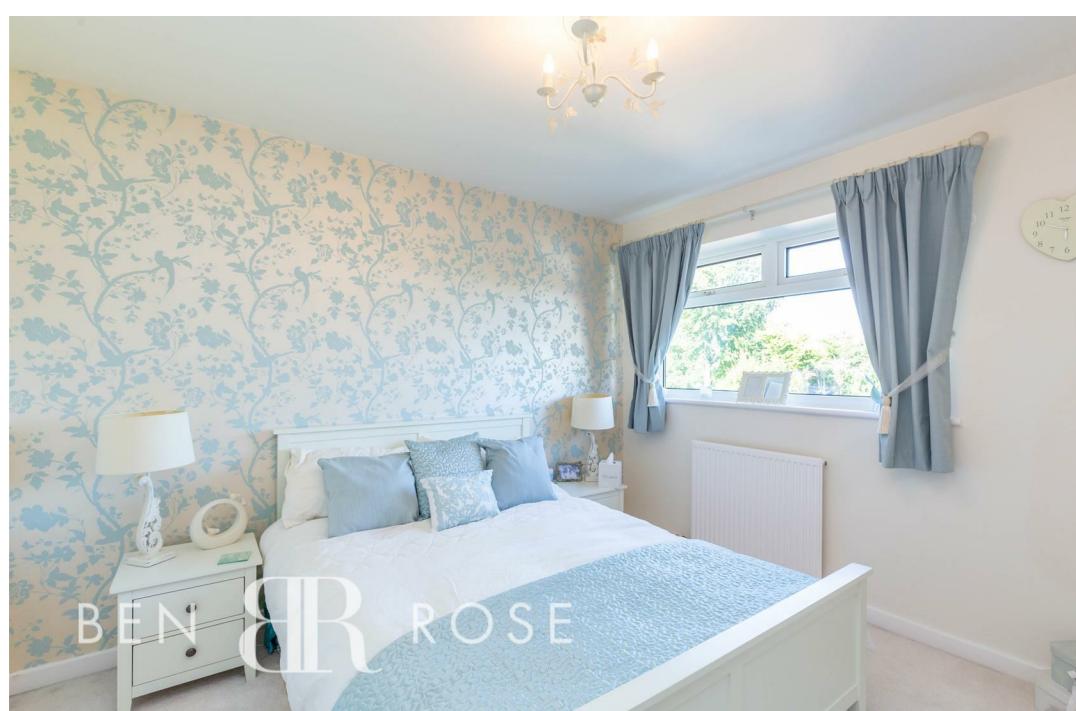


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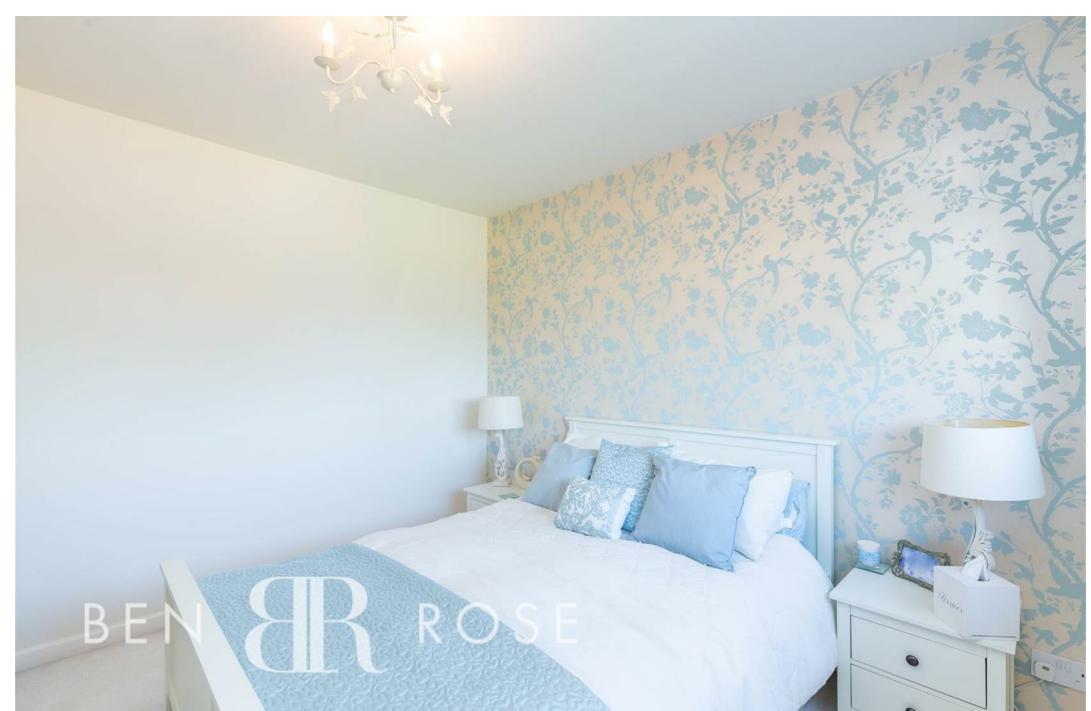


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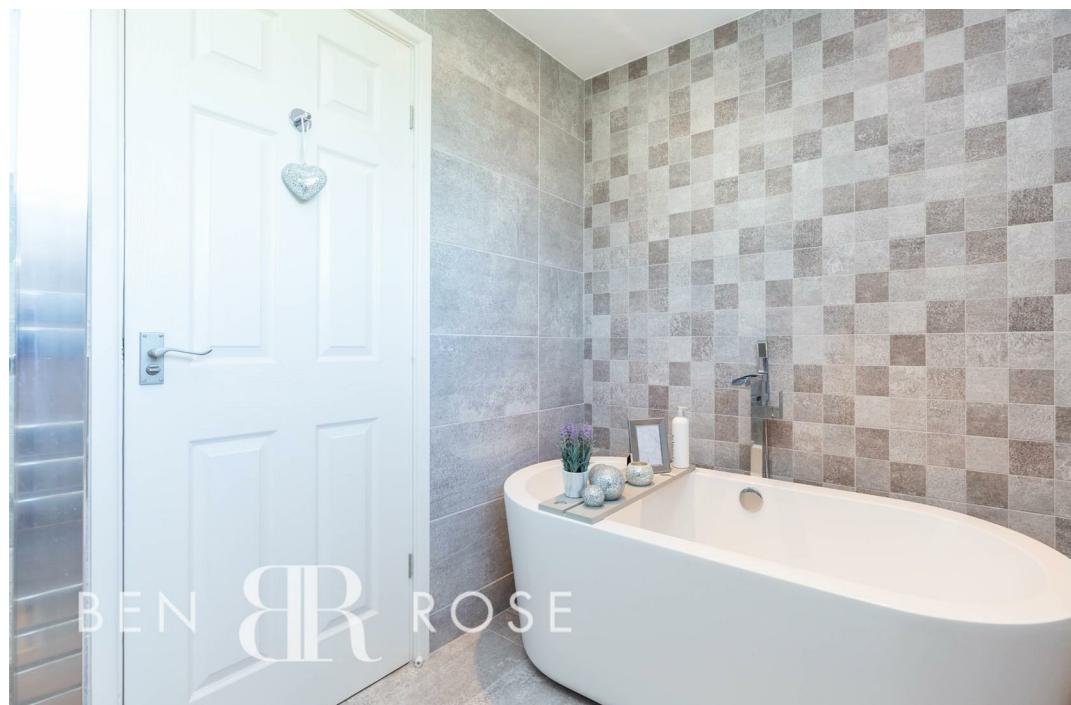




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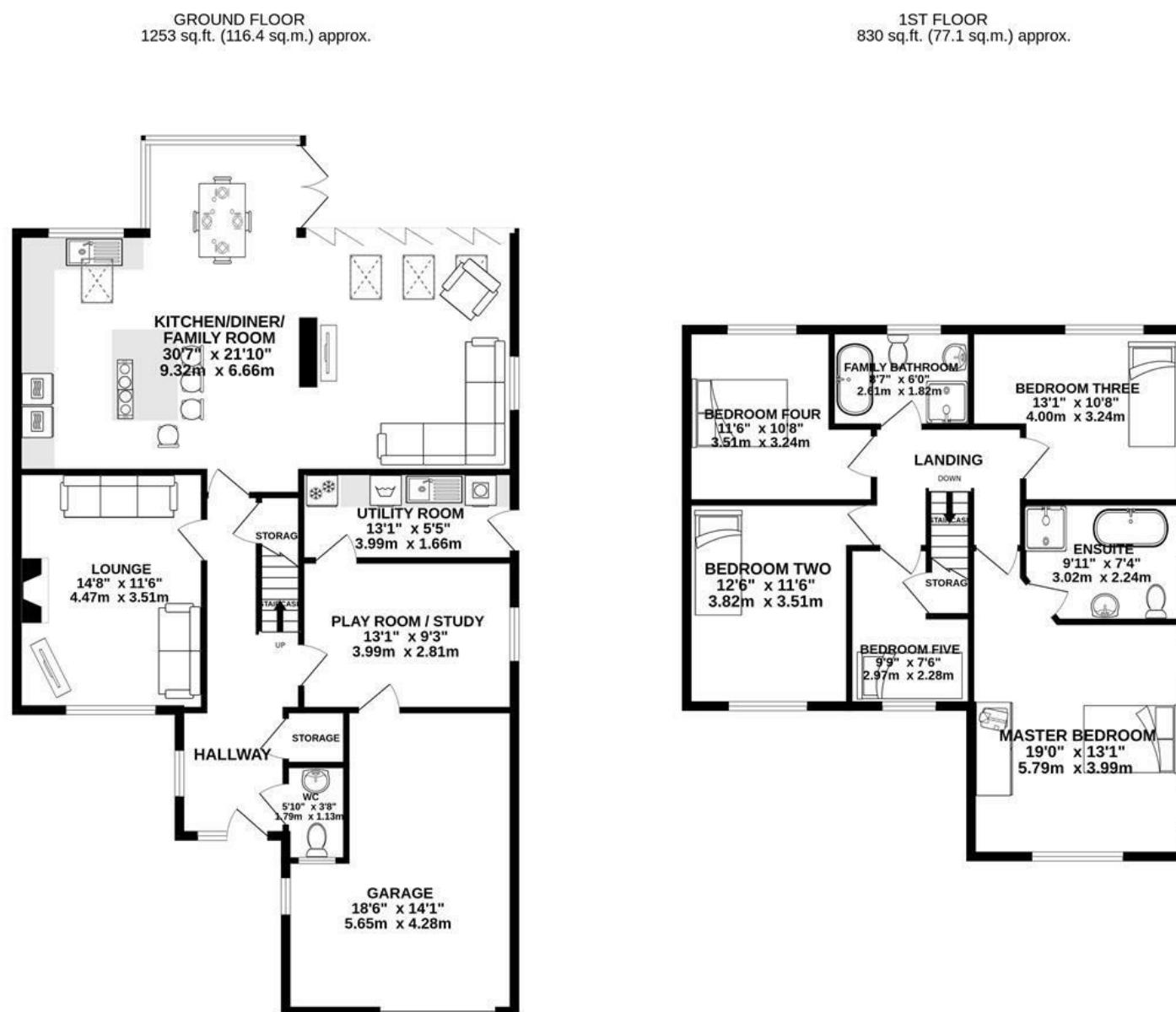


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TOTAL FLOOR AREA : 2083 sq.ft. (193.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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 <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		
England & Wales	EU Directive 2002/91/EC	

