



## Camomile Close, Chorley

**Offers Over £374,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached home, situated within a desirable residential area of Chorley. Finished to a high and modern standard throughout, this impressive property offers generous and versatile living space that is perfectly suited to growing families. The home is ideally positioned close to a wide range of local amenities including supermarkets, well-regarded schools, leisure facilities and scenic countryside walks. Chorley town centre is just a short distance away, offering an excellent selection of shops, cafés and restaurants, while convenient transport links make commuting simple. Nearby Chorley Railway Station provides direct services to major hubs including Preston and Manchester, and the close proximity of the M61 Motorway and M6 Motorway allows easy access across the wider North West region.

Stepping into the home, you are welcomed by a spacious entrance hall that immediately sets the tone for the well-maintained and contemporary interior. From here, you will find access to the converted garage, currently utilised as a versatile space that would be ideal for a home gym, office or hobby room. The generous lounge sits to the front of the property and features a charming bay window that allows natural light to flood the room, alongside a feature fireplace that creates a warm and inviting focal point. Continuing through the ground floor, you'll find the stylish kitchen, thoughtfully designed with multiple integrated appliances, sleek cabinetry with lighting, and ample worktop space. There is also room for additional dining within the kitchen area, making it a sociable hub of the home. Off the kitchen is a convenient utility room and a ground floor WC. The ground floor also benefits from a dedicated dining room, perfect for family meals or entertaining guests, while the staircase leading to the first floor completes the layout.

Moving upstairs, the landing provides access to all four bedrooms and the modern family bathroom. Each of the four bedrooms is a well-proportioned double and benefits from built-in wardrobes, offering excellent storage solutions for family living. The master bedroom enjoys the added luxury of a private en suite, creating a comfortable and practical retreat. The remaining bedrooms provide flexible accommodation that could easily serve as children's rooms, guest bedrooms or even a home office if required. The contemporary family bathroom completes this floor and has been finished in keeping with the high standard seen throughout the home.

Externally, the property continues to impress. To the front, there are two separate driveways, each capable of accommodating two vehicles, along with two garages fitted with automatic doors, providing excellent parking and storage options for busy households, along with a useful EV charger. To the rear, the property boasts a well-maintained and thoughtfully designed low-maintenance garden, offering plenty of space for outdoor furniture and entertaining. A large astroturfed area provides an attractive space for children to play or for relaxing during the warmer months, while access to the second garage can also be found here. Overall, this is a superb family home offering spacious, modern living both inside and out, all within a highly convenient location.















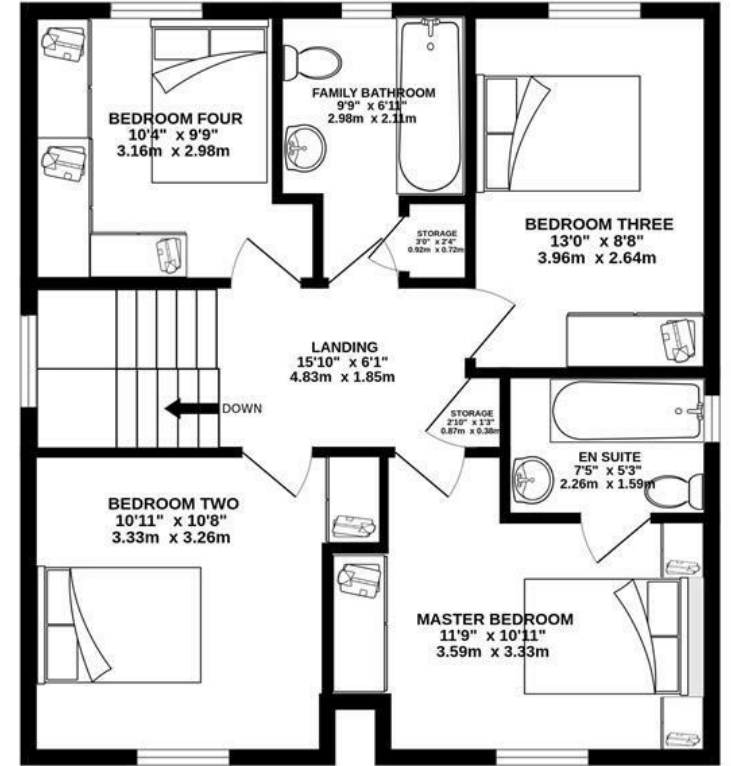
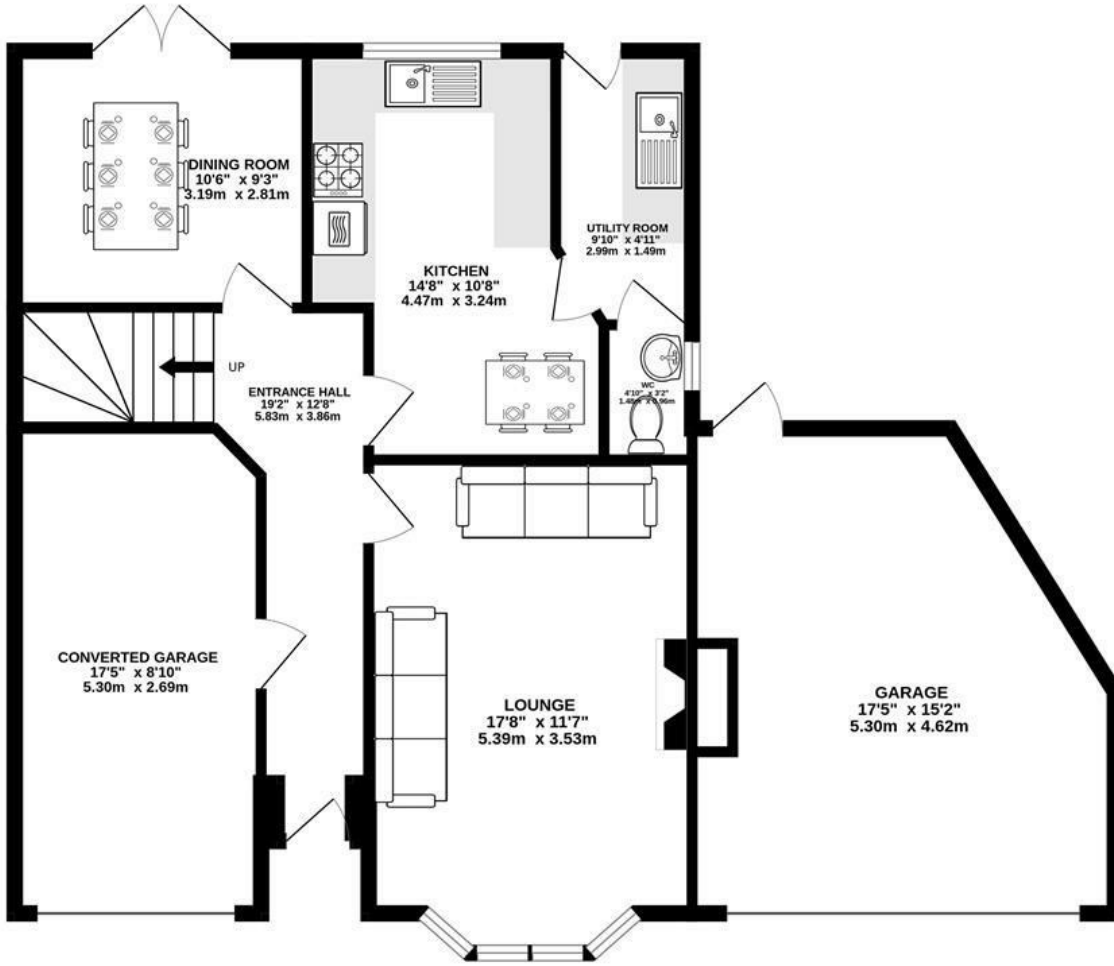






GROUND FLOOR  
978 sq.ft. (90.8 sq.m.) approx.

1ST FLOOR  
652 sq.ft. (60.6 sq.m.) approx.

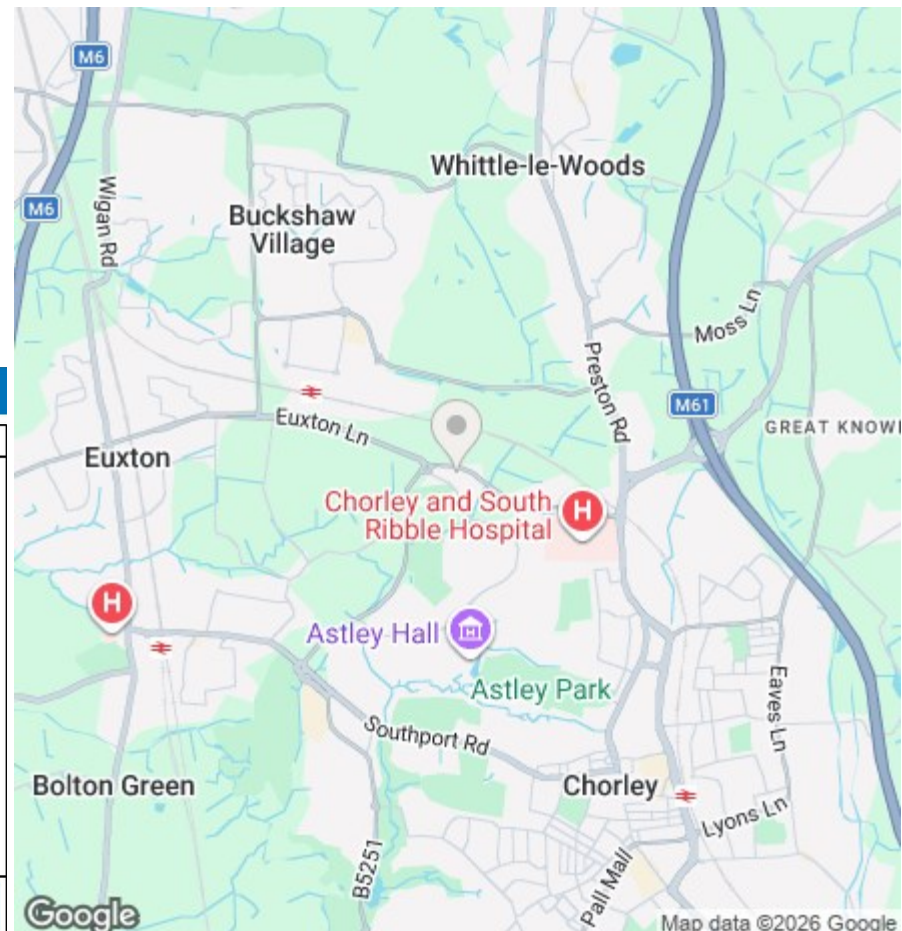


TOTAL FLOOR AREA : 1630 sq.ft. (151.4 sq.m.) approx.

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) <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>73</b>	<b>81</b>
<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	