



**Stansfield Drive, Euxton, Chorley**

**Offers Over £349,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached family home, situated within a quiet cul-de-sac in the highly sought-after area of Euxton. This modern home offers a perfect blend of stylish interiors and practical living space, ideal for growing families. The property is conveniently located close to a range of local amenities including well-regarded schools, shops, and leisure facilities, whilst also benefiting from excellent travel links. Nearby, you'll find Euxton Balshaw Lane railway station providing direct routes to surrounding towns and cities, as well as easy access to the M6 motorway and M61 motorway, making commuting to Preston, Chorley, and beyond incredibly convenient.

Upon entering the home, you are welcomed into a bright vestibule with the staircase positioned directly ahead, setting the tone for the spacious layout throughout. From here, you step into the generously sized front lounge, a warm and inviting space that has been thoughtfully designed with a bespoke media wall incorporating an electric fireplace—perfect for relaxing evenings. There is also access to useful under stair storage. Moving towards the rear, you'll find the stunning open plan kitchen/diner, fitted with a range of integrated appliances and complemented by a stylish breakfast bar and ample space for a family dining table. French doors open out onto the garden, allowing natural light to flood the space and creating an ideal setting for both everyday living and entertaining. Completing the ground floor is a convenient utility room and a WC.

To the first floor, the property continues to impress with four well-proportioned bedrooms. The master bedroom benefits from a modern three-piece en-suite, offering a private and comfortable retreat. The second bedroom is also a generous double, while the remaining bedrooms provide flexible accommodation suitable for children, guests, or a home office. A contemporary three-piece family bathroom serves the rest of the floor and features an over-the-bath shower.

Externally, the property boasts excellent kerb appeal, positioned on a quiet cul-de-sac with a driveway to the front providing off-road parking for up to two vehicles and leading to a single integrated garage. To the rear, there is a generously sized garden featuring a seating area and a well-maintained lawn, offering the perfect outdoor space for families to enjoy. This fantastic home combines style, space, and a prime location, making it an ideal choice for families looking to settle in a desirable and well-connected area.



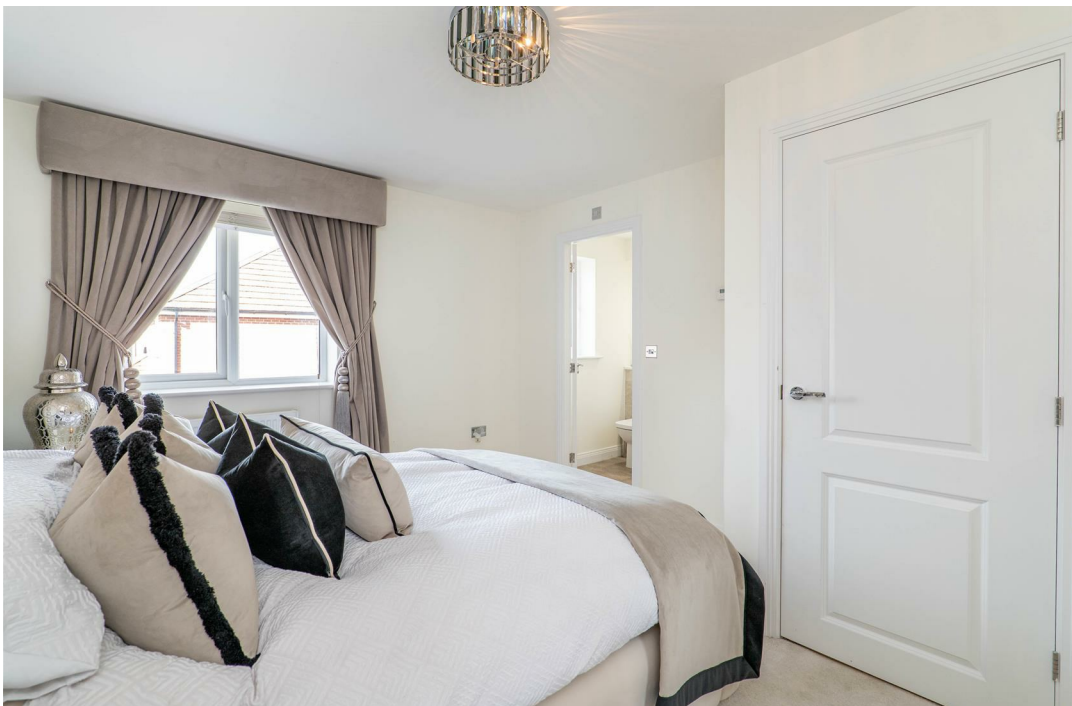










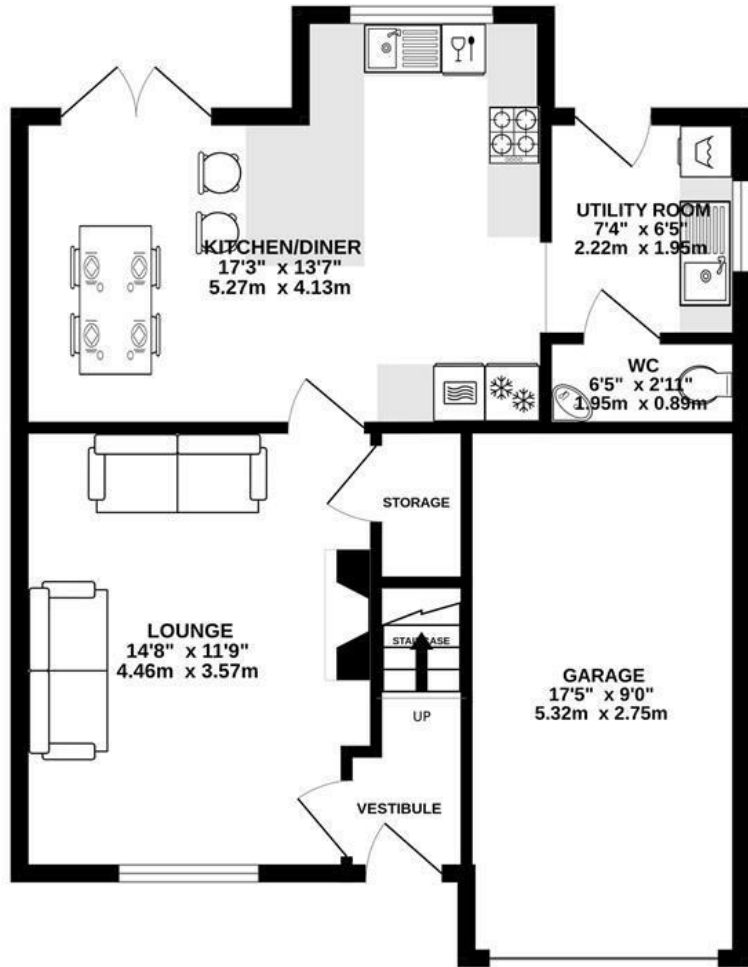




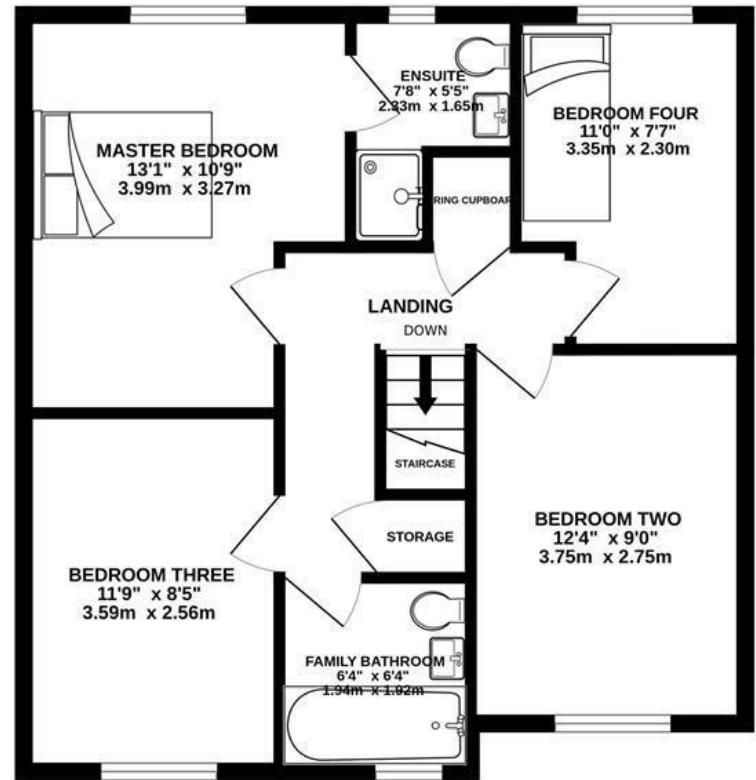




**GROUND FLOOR**  
635 sq.ft. (59.0 sq.m.) approx.



**1ST FLOOR**  
575 sq.ft. (53.4 sq.m.) approx.

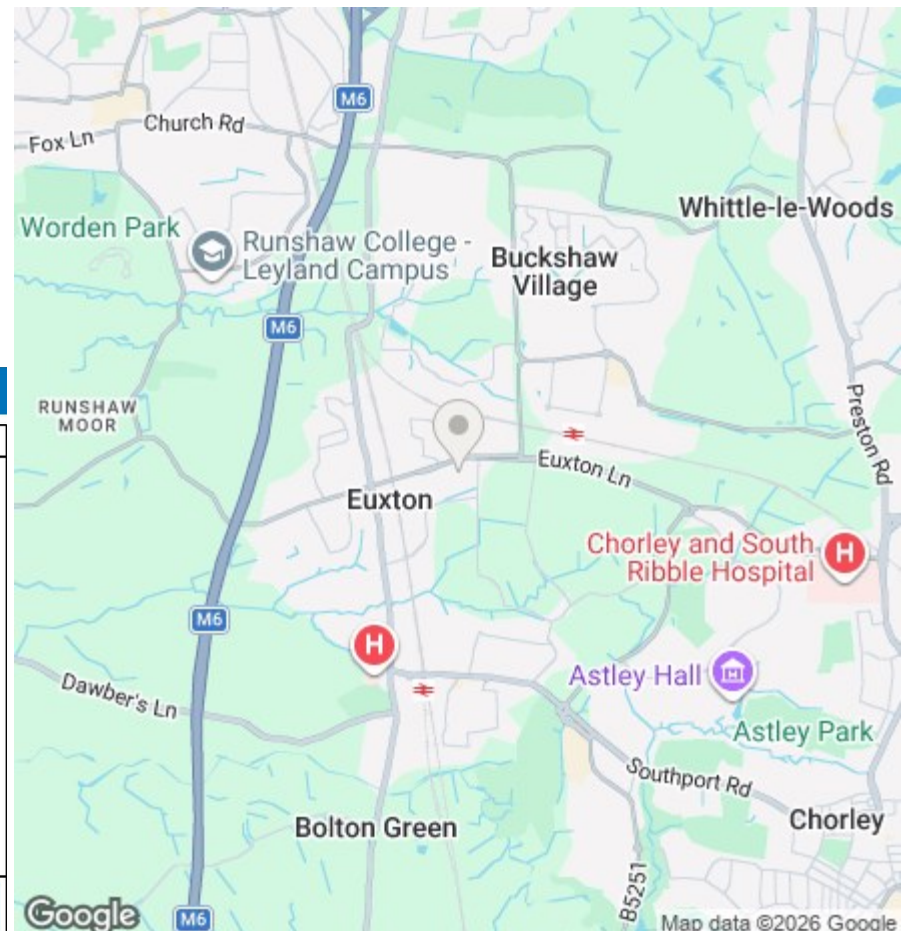


TOTAL FLOOR AREA : 1210 sq.ft. (112.4 sq.m.) approx.

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>	<b>88</b>	<b>90</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	