



## Johns Wood Close, Chorley

**Offers Over £574,995**

Ben Rose Estate Agents are delighted to present to the market this beautifully presented four-bedroom detached family home, set on a prime corner plot within a highly sought-after residential development in Chorley. Located in an exclusive cul-de-sac of just six homes, the property offers generous living space both inside and out, making it ideal for modern family life. The home is conveniently situated close to excellent local amenities, including well-regarded schools, shops, and scenic nature walks, while benefiting from superb travel links to nearby towns and cities via the M6 and M61 motorways, as well as convenient public transport. Early viewing is highly recommended to fully appreciate the space, location, and quality on offer.

Stepping into the property, you are welcomed by a bright entrance hallway where a staircase leads to the upper level. On the left, you'll find the spacious lounge featuring a beautiful bay window overlooking the front aspect, a living flame gas fireplace, and elegant Canadian maple wooden flooring that continues through from the hallway. Across the hall lies the true heart of the home - the extended kitchen/diner. This impressive space showcases a contemporary fitted kitchen with a full range of integrated appliances, including full-height fridge and freezer columns, double oven, microwave, induction hob, and dishwasher, all set around a stylish central island with breakfast seating and a Quooker tap for instant boiling water. Trifold doors open directly out to the garden, while there is ample room for a large family dining table. The kitchen diner also flows into the bright and airy orangery at the rear, enhanced with underfloor heating and offering versatile additional living space with further access back to the lounge. Two sets of patio doors lead from here to the garden.

Completing the ground floor layout is a convenient utility room with sink and side access, located off the kitchen diner, as well as a good-sized study and WC off the entrance hallway.

Upstairs, you will find four well-proportioned double bedrooms. The master bedroom boasts its own ensuite shower room and a stylish dressing room, enhanced by stunning lake views over Yarrow Valley Country Park through a reflective privacy-glass window. The second bedroom also benefits from an ensuite shower room, while a modern four-piece family bathroom serves the remaining bedrooms.

Externally, the front of the property is well presented, featuring a detached double garage with electric door access and a private driveway providing off-road parking for two vehicles.

To the rear lies a substantial south-west facing garden, complete with two charming patio areas and a spacious lawn bordered by established trees and plants. This impressive outdoor space offers both privacy and versatility, making it the perfect setting for relaxing or entertaining.























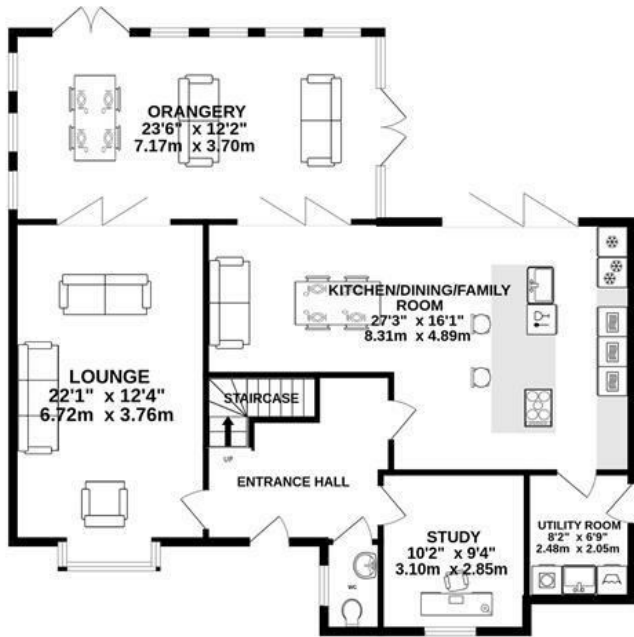




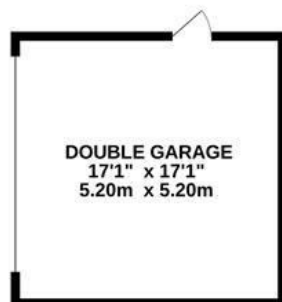
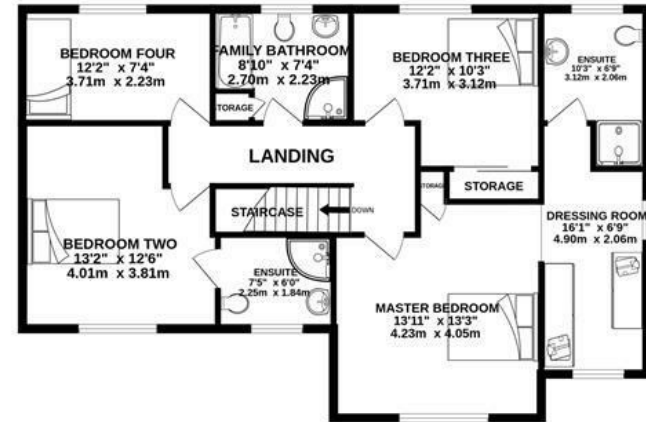


# BEN ROSE

GROUND FLOOR  
1496 sq.ft. (139.0 sq.m.) approx.



1ST FLOOR  
914 sq.ft. (84.9 sq.m.) approx.

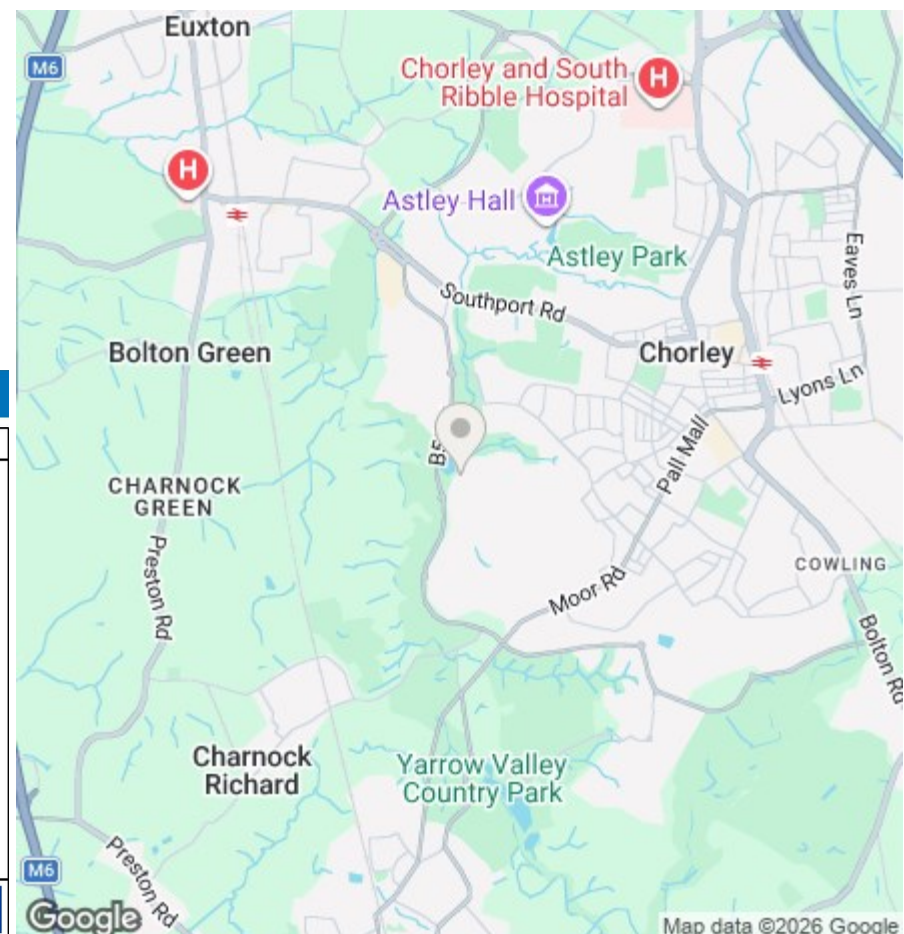


TOTAL FLOOR AREA : 2410 sq.ft. (223.9 sq.m.) approx.

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>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</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>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	