



## Sandringham Drive, Brinscall, Chorley

**Offers Over £569,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented and versatile five-bedroom detached home, located on a quiet cul-de-sac in the highly sought-after village of Brinscall. Set on an impressive corner plot, this property boasts stunning views across open fields and towards the iconic Darwen Tower, offering a truly idyllic setting for family living. Brinscall itself is a charming semi-rural village with an excellent mix of local amenities including shops, schools, and countryside walks right on the doorstep. For commuters, Chorley and Blackburn are within easy reach, with rail links from nearby Chorley and Buckshaw Parkway stations providing direct services into Manchester, Preston and beyond. The M61 and M65 motorways are also conveniently close, ensuring excellent connectivity across the North West.

Stepping inside, you are greeted by a welcoming reception hall that sets the tone for the space and flow this property provides, complete with a convenient WC and staircase just off. The front lounge is a bright and spacious retreat, enhanced by a feature bay window and a charming log burner – perfect for cosy evenings. A side window here also frames the open countryside views. From the lounge, double doors open into the heart of the home: a generous open-plan kitchen and dining room. The kitchen is fitted with modern cabinetry and includes an integrated fridge/freezer, while the adjoining dining area is ideal for family meals and entertaining, with sliding patio doors leading directly onto the garden. A useful utility room is located just off the kitchen, providing internal access to the garage. The original double garage has been thoughtfully reconfigured to create a versatile office or snug, perfectly suited to today's flexible lifestyle needs.

To the first floor, a spacious landing connects five well-proportioned bedrooms. The master bedroom and second bedroom both benefit from private en-suite facilities, ideal for busy family life. A standout feature of this home is the unique library/study, complete with its own staircase leading to a mezzanine studio space. This impressive area offers fantastic potential to be converted into a principal bedroom suite, with additional loft space available just off the mezzanine for further storage or expansion. Completing the floor is a stylish family shower room, which also enjoys countryside views. The property is warmed by a reliable boiler installed in 2018.

Externally, the home is equally appealing. To the front, a private driveway provides off-road parking for up to three cars, leading to a single garage. The attractive front lawn wraps around to the side, enhancing the sense of space afforded by the corner plot. To the rear, the garden has been thoughtfully landscaped into multiple tiers, with a paved patio directly accessible from the house, ideal for outdoor dining. This leads up to a raised lawn and additional seating area, all bordered by mature greenery to create a secluded and private haven – the perfect backdrop for both family living and entertaining.

Altogether, this home presents a rare opportunity to acquire a spacious and flexible family property in a picturesque village setting with exceptional views.





















































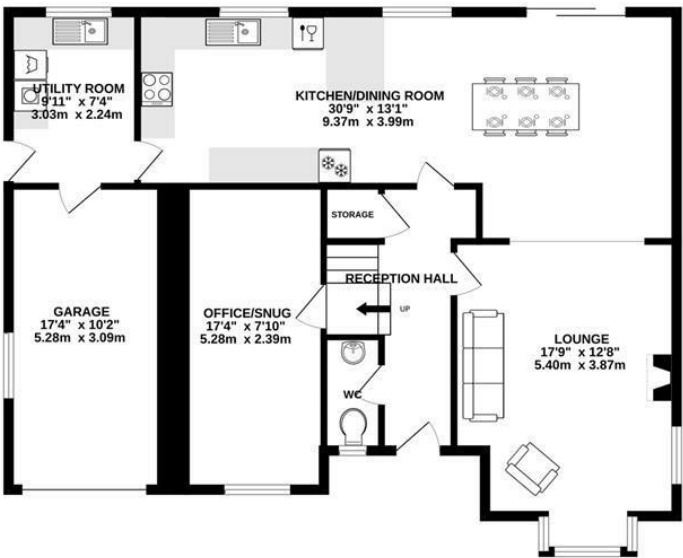




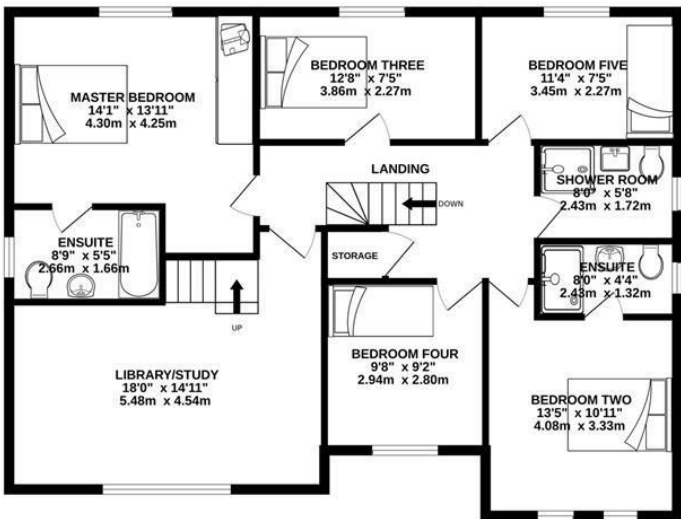


# BEN ROSE

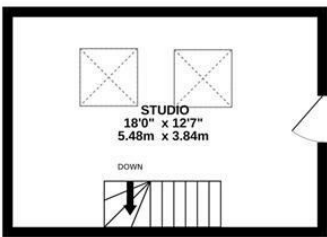
GROUND FLOOR  
1015 sq.ft. (94.3 sq.m.) approx.



1ST FLOOR  
1034 sq.ft. (96.1 sq.m.) approx.



2ND FLOOR  
227 sq.ft. (21.0 sq.m.) approx.



TOTAL FLOOR AREA : 2276 sq.ft. (211.5 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		
	75	80
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	

