



redrose

2 Horseshoe Drive

Buckshaw Village, Chorley, PR7 7GQ

Absolutely stunning family home presented to show home condition throughout with 5 fantastic size bedrooms, 2 en-suite bathrooms, extended kitchen/diner/family space to the rear, study and larger than average lounge. The South facing garden has been beautifully landscaped with an amazing outdoor liv...

Asking Price Of £440,000

EPC Rating '81'





Property Description

OUTSIDE FRONT

HALLWAY

High gloss porcelain tiled flooring throughout with underfloor heating. doors leading to study, cloakroom, kitchen and lounge. Stairs leading to first floor and ceiling light point.

STUDY

7' 2" x 5' 6" (2.2m x 1.7m) Fully fitted study with double glazed window to front and side with laminate flooring and ceiling light point.

CLOAKROOM

7' 2" x 3' 3" (2.2m x 1.0m) High gloss porcelain tiled flooring with underfloor heating. Double glazed window to side, ceiling light point, low level WC and wash hand basin with vanity unit.

LOUNGE

16' 8" x 13' 9" (5.1m x 4.2m) Lovely, larger than average





lounge with double glazed bay window to the front, ceiling light point and feature marble fireplace with fire insert.

KITCHEN/DINER/FAMILY ROOM

27' 2" x 16' 8" (8.3m x 5.10maxm) Beautifully extended kitchen/diner/family space with high gloss porcelain tiled flooring throughout and underfloor heating. The kitchen has a range of wall and base units in white with contrasting black granite worktops, single oven and halogen 5 ring hob, integrated dishwasher and wine cooler, sink and granite drainer, double glazed window to rear, downlights throughout. The kitchen flows through to the dining/family space with wall mounted wood burner, velux windows in the family space and bifolding doors leading to the outdoor living space.



UTILITY ROOM

7' 2" x 4' 11" (2.2m x 1.5m) Base units in white with black granite worktops. Cupboard housing newly fitted Worcester wall mounted boiler and door to the side.

OUTSIDE LIVING SPACE

South facing, beautifully crafted outside living space with covered pergola crafted from Sapele for durability and natural finish. with 2 wall mounted heaters, downlights and glass roof with perfect fit blinds. The garden is low maintenance with high quality artificial grass and raised beds. the garden has a fitted shed and access to the garage via a door to the side. This really is a fantastic family garden.



FIRST FLOOR

first floor landing with doors to bedrooms 2,3,4 and 5 and family bathroom. Stairs lead to second floor master suite.

BEDROOM FIVE

9' 10" x 8' 10" (3.0m x 2.7m) Currently used as an amazing laundry room plumbed for washing machine and tumble dryer, fitted with hanging space to either side, double glazed window to rear and ceiling light point. The room could easily be a large single or small double but why would you want to give up this amazing room!



BEDROOM FOUR

10' 5" x 9' 2" (3.2m x 2.8m) Another double bedroom with double glazed window to rear, ceiling light point and radiator.

BEDROOM THREE

13' 5" x 9' 10" (4.1m x 3.0m) Great size double with double glazed window to front, ceiling light point and radiator.

BEDROOM TWO

13' 5" x 10' 5" (4.1m x 3.2m) Another great size double



with double glazed window to front, radiator and ceiling light point. Door to en-suite.

EN SUITE

Beautifully refitted en suite with floor to ceiling mirrors to one wall, double fully tiled shower cubicle, low level WC, sink with vanity unit, tiled flooring and double glazed window to side.

FAMILY BATHROOM

7' 2" x 5' 6" (2.2m x 1.7m) Refitted, fully tiled bathroom with bath and rain shower over with glass screen, low level WC and sink with vanity unit. Underfloor heating, tiled flooring and contemporary radiator. Double glazed window to rear and downlights.



SECOND FLOOR

Stairs to second floor master suite.

MASTER SUITE

17' 0" x 13' 1" (5.2m x 4.0m) Absolutely stunning master suite with velux windows to the rear to floor the light in. Large bedroom area with fitted wardrobes to one wall and dressing area with further fitted wardrobes. Door leading to en-suite.

EN SUITE

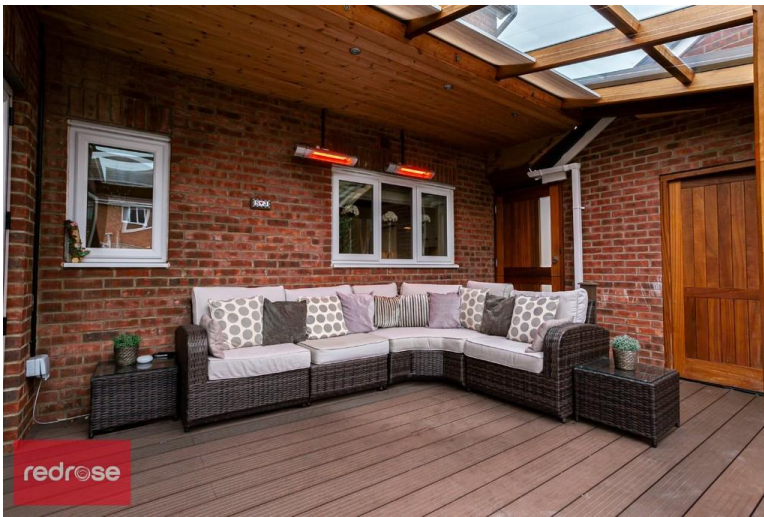
13' 1" x 9' 10" (4.0m x 3.0m) No expense has been spared on this amazing en suite. fully marble tiled with larger than average double ended bath, walk in double wet room with mood lighting, underfloor heating, low level wc and vanity unit with sink and Corian top. Velux window to the front. This really is a luxury bathroom...



DOUBLE GARAGE/DRIVEWAY

Double garage to the side with parking in front for at least 4 vehicles. Electric charging point.





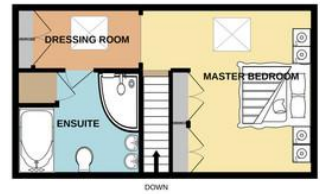
GROUND FLOOR
1046 sq.ft. (97.2 sq.m.) approx.



1ST FLOOR
654 sq.ft. (60.8 sq.m.) approx.



2ND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 2095 sq.ft. (194.6 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.
Made with Metropix ©2021

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	81	82
(55-68) D		
(39-54) E		
(21-38) F		

Redrose
15 Barnes Wallis Way
Buckshaw Village
Chorley
Lancs

www.redrosepm.co.uk
sales@redrosepm.co.uk
01772 456558

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements