



redrose

2 Broadstone Drive

Buckshaw Village, Chorley, PR7 7BE

Tucked away on a lovely cul-de-sac alongside just one other property, this impeccably maintained 5-bedroom family home is tailor-made for a growing family. Boasting 5 spacious double bedrooms (including 2 en-suites), a generous living room, kitchen/breakfast room and separate dining room, ample spac...

£465,000

EPC Rating 'TBC'





Property Description

Tucked away on a lovely cul-de-sac alongside just one other property, this impeccably maintained 5-bedroom family home is tailor-made for a growing family. Boasting 5 spacious double bedrooms (including 2 en-suites), a generous living room, kitchen/breakfast room and separate dining room, ample space for comfortable living. Accessible via a private driveway leading to a double garage, there's abundant parking for multiple vehicles. The expansive rear garden, complemented by an additional lawned area to the side and convenient garage access, seals the deal on this truly ideal family sanctuary, meticulously cared for throughout. FREEHOLD

OUTSIDE FRONT

The property is accessed via private drive leading to parking for several vehicles. Surrounded by established, manicured gardens and wrought iron railings with pathways leading to the front and side.

HALLWAY

15' 1" x 6' 6" (4.6m x 2.0m) Doors leading to lounge, dining



room, kitchen and cloaks. Ceiling light point, radiator, Stairs leading to first floor. Door to under stairs storage. Wall mounted Nest thermostat

LOUNGE

11' 5" x 23' 3" (3.5m x 7.1m) Dual aspect, larger than average lounge with double glazed bay window to the front and double glazed patio doors to the rear, feature stone fireplace with gas fire insert, radiator, 2 ceiling light points. High quality internal speaker wiring for surround sound system.

DINING ROOM

11' 5" x 10' 5" (3.5m x 3.2m) Double glazed bay window to front, radiator and ceiling light point



KITCHEN/BREAKFAST ROOM

10' 5" x 14' 5" (3.2m x 4.4m) Good size kitchen with a range of wall and base units in solid wood with contrasting worktops. Stainless steel sink, upgraded Neff double oven and hob fitted in 2020. extractor fan over. Integrated fridge/freezer, integrated dishwasher, tiled flooring, lovely double glazed bay window to the rear overlooking the garden, panelled door to utility room.

UTILITY ROOM

6' 6" x 6' 6" (2.0m x 2.0m) Range of base units in light wood with contrasting worktops, stainless steel sink, space for washing machine and tumble dryer, double glazed panelled door leading to rear garden. Cupboard housing IDEAL logic boiler fitted in 2022.



CLOAKROOM

WC, wash hand basin, radiator and ceiling light point.

FIRST FLOOR

Stairs leading to first floor landing with panelled doors leading to first floor rooms, ceiling light point, radiator and further stairs leading to second floor.

MASTER BEDROOM

10' 5" x 15' 8" (3.2m x 4.8m) Half mirrored fitted wardrobes the full length of the outside wall providing a huge amount of storage space. double glazed window to front, ceiling light point, radiator, panelled door leading to en suite. Wall mounted Nest thermostat

EN SUITE

5' 6" x 10' 5" (1.7m x 3.2m) Great size en-suite with double glazed window to rear, double wash hand basin set into vanity unit with storage above and below and inset spotlights. WC, fully tiled single shower unit with Aqualisa Quartz smart system fitted in 2022, ceiling light point and





radiator.

BEDROOM TWO

12' 1" x 11' 5" (3.7m x 3.5m) Another great sized bedroom with double glazed window to front, radiator, ceiling light point and panelled door to en-suite.

EN-SUITE

6' 6" x 5' 6" (2.0m x 1.7m) Double glazed window to front, radiator, ceiling light point, WC, wash hand basin with vanity unit and fully tiled single shower unit.

BEDROOM FOUR

11' 5" x 8' 10" (3.5m x 2.7m) Double glazed window to rear, ceiling light point and radiator

FAMILY BATHROOM

5' 2" x 6' 2" (1.6m x 1.9m) Three piece bathroom suite with WC, wash hand basin and bath. Double glazed window to rear, ceiling light point and radiator.

SECOND FLOOR

Stairs leading from first floor to landing with electronic smart Velux window fitted in 2022 with blackout blinds and rain/humidity sensor. Radiator and ceiling light point.

BEDROOM THREE

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