



**redrose**

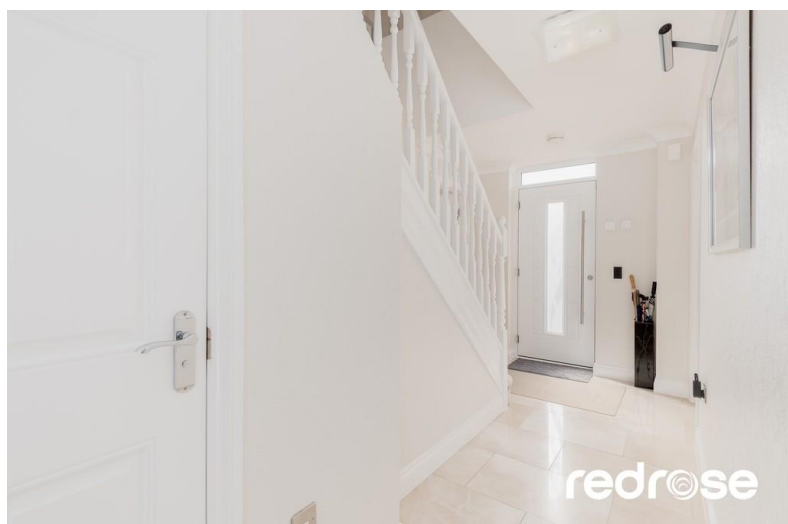
**1 Broadstone Drive**

Buckshaw Village, Chorley, PR7 7BE

THIS STUNNING FAMILY HOME is 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 immaculate lawned and patio area.

**Guide Price £499,995**

EPC Rating '80 C'



1 Broadstone Drive, Buckshaw Village, Chorley, PR7 7BE



## 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 bedrooms (including 2 en-suites), a generous living room, kitchen/breakfast room and separate dining room, ample space for comfortable living. There is underfloor heating throughout the property. Accessible via a private driveway leading to a double garage, there's abundant parking for multiple vehicles. The expansive rear garden, complemented by lawn and patio area and convenient garage access, seals the deal on this truly ideal family sanctuary, meticulously cared for throughout. There is CCTV and Opus/ Lutron Media & Lighting System installed.

### 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, tiled underfloor heating. Ceiling light point, radiator, Stairs leading to first floor. Door to under stairs storage.

#### LOUNGE

23' 2" x 11' 8" (7.06m x 3.56m) Dual aspect, larger than average lounge with double glazed bay window to the front and double glazed patio doors to the rear. High gloss tiled underfloor heating, feature stone effect fireplace with gas fire insert, 2 ceiling light points. internal speaker wiring for surround sound system.



#### DINING ROOM

11' 3" x 10' 8" (3.43m x 3.25m) Double glazed bay window to front, ceiling light point, tiled underfloor heating. High quality internal ceiling speaker wired for surround sound system

#### KITCHEN/BREAKFAST ROOM

10' 5" x 14' 5" (3.2m x 4.4m) Good size newly fitted with a range of modern contrasting wall and base units with complimentary work surfaces over. plus breakfast bar.

Integrated double electric oven, extractor fan over hob, convection grill, Integrated Caple coffee machine, integrated microwave, wine cooler with courtesy lights. Integrated fridge/freezer, and dishwasher. Bowl and half sink, drainer and mixer quooker tap. Tiled under floor heating. Double glazed bay window to the rear overlooking the garden, panelled door to utility room.



#### UTILITY ROOM

6' 8" x 6' 0" (2.03m x 1.83m) Newly fitted with a range of modern contrasting wall and base units with complimentary work surfaces over, space for washing machine, tiled underfloor heating, Double glazed panelled Rock door leading to rear garden. Cupboard housing IDEAL logic boiler.

#### CLOAKROOM WC,

5' 0" x 3' 2" (1.52m x 0.97m) Fitted with a two-piece suite comprising of wash hand basin with mixer tap over and low-level W.C. Tiled splash back, tiled under-floor heating

#### FIRST FLOOR

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





#### MASTER BEDROOM

15' 6" x 10' 8" (4.72m x 3.25m) Half mirrored fitted wardrobes full length of the outside wall providing a huge amount of storage space. Double glazed window to front, ceiling light point, solid wood underfloor heating, panelled door leading to en-suite.

#### 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 ceiling light point and underfloor heating.



#### BEDROOM TWO

12' 3" x 11' 8" (3.73m x 3.56m) Another great sized bedroom with half mirrored fitted wardrobes and fitted bedside cabinets providing a huge amount of storage space. Double glazed window to front, ceiling light point, solid wood underfloor heating, panelled door leading to en-suite.

#### EN-SUITE

6' 8" x 4' 9" (2.03m x 1.45m) Double glazed window to front, ceiling light point, WC, wash hand basin with vanity unit and fully tiled double shower unit and tiled underfloor heating.



#### BEDROOM THREE

8' 11" x 8' 10" (2.72m x 2.7m) A spacious bedroom/ study with double glazed window to the rear, fitted single wardrobes with hanging space and shelving. Television point and wooden underfloor heating.

#### FAMILY BATHROOM

6' 8" x 5' 7" (2.03m x 1.7m) Fitted with a three-piece suite comprising of panel bath with mixer tap and high-level shower fitting and glazed screen. Pedestal wash hand basin with mixer tap and low-level W.C. Part tiled walls, double glazed frosted window to the rear aspect. Tiled underfloor heating, Towel rail, and shaver point. Built-in tv in the wall.



#### SECOND FLOOR

Stairs leading from first floor to landing ceiling light point.

#### BEDROOM FOUR

15' 5" x 9' 3" (4.7m x 2.82m) Large dual aspect bedroom, double glazed dormer window to front and sky light window to the rear. Ceiling light point and radiator. Wood underfloor heating.





#### BEDROOM FIVE

10' 10" x 9' 3" (3.3m x 2.82 m) Double glazed dormer window to front, fitted wardrobe, ceiling light point, and door to eaves storage, underfloor heating.

#### SHOWER ROOM

7' 5" x 5' 11" (2.26m x 1.8m) WC, wash hand basin and vanity unit and fully tiled single shower unit. Tiled underfloor heating.

#### OUTSIDE REAR

To the rear there is a larger than average landscaped garden which is mainly laid to lawn, with a paved patio area, cold water tap, power, plants, flowers and shrub borders and newly fenced enclosed boundaries. Ideal for entertaining in the summer.

#### DOUBLE GARAGE

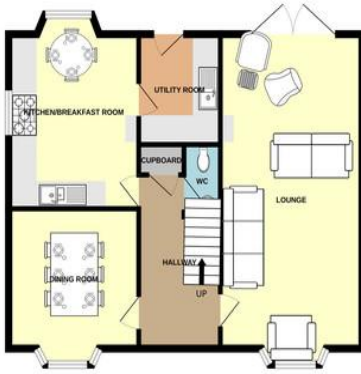
The detached double garage is located to the front of the property with 2 up and over doors lighting and 2 parking spaces.

#### ALARM SYSTEM/HEATING

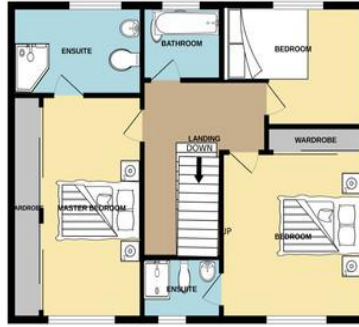
The property is fitted with an ADT alarm system with CCTV. In addition there is ring cameras and a ring doorbell. Opus/Lutron media& lighting system installed. There are some items of furniture can be left if negotiated.



GROUND FLOOR  
682 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR  
665 sq.ft. (61.8 sq.m.) approx.



2ND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 1785 sq.ft. (165.8 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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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>88 B</b>
69-80	<b>C</b>	<b>80 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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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