



redrose

37 Ackhurst Lodge Drive
Chorley, PR7 1ED

A Contemporary Masterpiece of Space, Style, and Sophistication. Step into this stunningly designed, modern extended five-bedroom residence – a true celebration of contemporary living, thoughtfully arranged over three expansive floors. Nestled in a sought-after location, this beautifully presented home offers an exceptional blend of luxury, practicality, and architectural flair. From the moment you enter, you're greeted by an airy open-plan layout, flooded with natural light from expansive windows and sleek bi-fold doors that seamlessly connect indoor living with landscaped outdoor space.

Offers Over £650,000

EPC Rating '89b'





Property Description

HALLWAY

Step through the front door into a beautifully designed hallway that sets the perfect first impression. Bathed in natural light and finished with elegant Tiled flooring, this inviting space offers a harmonious blend of style and comfort. stairs rising to the first floor and doors to the ground floor rooms.

FORMAL LOUNGE

17' 2" x 10' 3" (5.23m x 3.12m)

Designed for both comfort and sophistication, the formal lounge offers a serene retreat at the heart of the home. Framed by generous bay windows with wooden shutters, this beautifully proportioned space is perfect for both quiet relaxation and stylish entertaining. The room's thoughtful layout allows for a variety of seating arrangements, making it an ideal setting for hosting guests or enjoying peaceful evenings in understated luxury. Air conditioning unit and double panel radiator. Every detail has been carefully considered to provide a perfect balance of classic elegance and modern comfort.



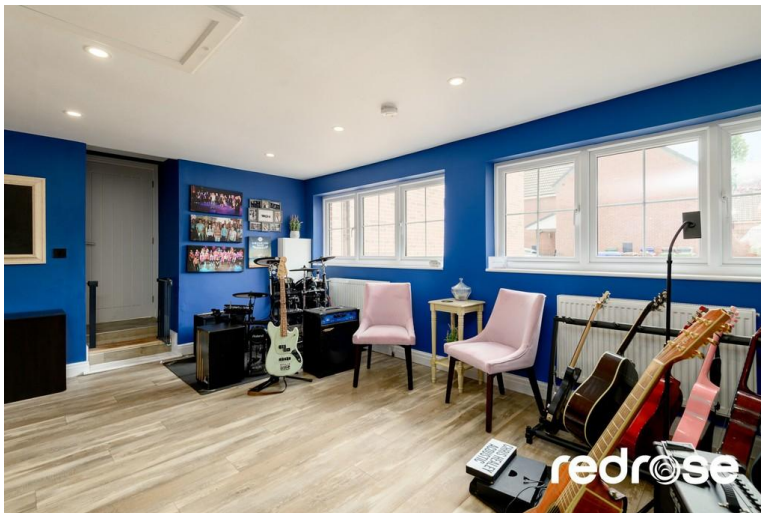


OFFICE/STUDY

12' 0" x 9' 6" (3.66m x 2.9m) A Stylish and Functional Fitted Office. Designed with productivity and comfort in mind, this bespoke fitted office provides the ideal environment for working from home., the space features high-quality built-in cabinetry, ample shelving, and an integrated desk area. Double glazed bay with wooden shutters, window seat and double panel radiator.

MUSIC ROOM/GAMES ROOM

17' 5" x 17' 2" (5.31m x 5.23m) A Unique and Inspiring Music Room in a Converted Double Garage. Beautifully transformed from a double garage into a dedicated music room, this exceptional space offers the perfect setting for creativity, focus, and sound. Thoughtfully designed with acoustic performance in mind. Flooded with natural light thanks to newly installed windows and enhanced with ambient lighting for evening sessions, the room strikes a balance between professional function and comfortable retreat. Whether used for practice, recording, or simply enjoying music in a purpose-built environment, this versatile conversion delivers both inspiration and high-performance design. With its own separate access, this space also offers potential for use as a home studio, hobby room, or even a private retreat a way from the main house.



DOWNSTAIRS W.C

A Sleek and Stylish Downstairs Cloakroom. Conveniently located on the ground floor, this well-appointed cloakroom combines practicality with elegant design. Featuring contemporary fixtures and fittings, including a pedestal sink unit and a low-profile WC,



OPENPLAN FAMILY/DINING/ENTERTAINING ROOM

Exceptional Open-Plan Family, Kitchen & Entertaining Space. This beautifully appointed open-plan living area forms the heart of the home-designed to impress and built for everyday comfort. Spanning the full width of the property, the space is flooded with natural light courtesy of expansive bi-folding doors, creating a seamless connection to the landscaped garden and ideal flow for indoor-outdoor living. At its centre, the contemporary kitchen features a striking central island, sleek cabinetry, and high-spec integrated appliances-offering both style and functionality in equal measure. A spacious dining zone provides the perfect backdrop for entertaining, while the relaxed family area is anchored by a feature log burner, bringing warmth and character to the space.

Complemented by underfloor heating throughout, this room delivers year-round comfort in an environment that balances elegance with ease. UTILITY ROOM

9' 6" x 8' 7" (2.9m x 2.62m) A useful utility room with space for white goods.





FIRST FLOOR LANDING

Double glazed Velux window

MASTER BEDROOM

22' 1" x 22' 0" (6.73m x 6.71m) A Luxurious and Spacious Master Bedroom. This generous master bedroom offers a serene and private sanctuary, providing the perfect retreat at the end of a long day. Bathed in natural light from large windows, the room exudes a sense of calm and tranquillity, with ample space to accommodate both restful relaxation and stylish furnishings. With a thoughtfully designed layout, the room easily accommodates a super king-size bed and a selection of statement furniture, while the plush carpeting adds a touch of luxury underfoot. A bespoke walk-in wardrobe offers abundant storage, ensuring everything has its place in this impeccably organised space. Every detail of this master bedroom has been designed with comfort and style in mind, offering the perfect balance of space, privacy, and luxury. The adjoining en-suite bathroom further elevates the room, with elegant fixtures, high-end finishes, and a spa-like atmosphere, creating the ideal setting for relaxation and indulgence.



ENSUITE

7' 5" x 5' 6" (2.26m x 1.68m) A sculptural freestanding bath invites relaxation, positioned to make the most of natural light and serene surroundings. Twin bespoke sinks sit atop a custom vanity, blending style and functionality with premium materials and tailored craftsmanship.



DRESSING AREA/MEZANNINE

A Stylish and Versatile Mezzanine Level. This striking mezzanine level offers an elegant and functional space that enhances the home's sense of openness and character. Overlooking the master bedroom and being accessed via a spiral staircase. Fitted wardrobes. environment to suit your lifestyle.

BEDROOM TWO

15' 8" x 10' 4" (4.78m x 3.15m). This spacious double bedroom offers a comfortable and functional space, ideal for relaxation. It features ample room for a double bed, with fitted wardrobes. Large windows, creating a warm and inviting atmosphere and benefit from air conditioning



ENSUITE

Finished to a high standard, it features modern fixtures, including a spacious walk-in tiled shower cubicle, a stylish vanity unit with an integrated sink, and a contemporary WC. Tiling throughout enhances the room's sophisticated feel.



BEDROOM THREE

11' 0" x 9' 6" (3.35m x 2.9m) Another Bright and Comfortable Double Bedroom. Double glazed window and double panel radiator create a warm and inviting atmosphere.

FAMILY BATHROOM

9' 9" x 5' 6" (2.97m x 1.68m) This well-appointed family bathroom is designed with both style and functionality in mind. Offering ample space, it features a panel bath, alongside a double separate shower enclosure for convenience. The sleek vanity unit with an integrated sink provides plenty of storage, while the contemporary WC



SECOND FLOOR LANDING

Access to the two double bedrooms and shower room

BEDROOM FOUR

15' 2" x 10' 3" (4.62m x 3.12m) With double glazed window to the front, double panel radiator it creates a bright and airy atmosphere, perfect for relaxation. The spacious layout comfortably accommodates a double bed, along with additional furniture such as wardrobes or a desk, providing flexibility to suit your needs.

BEDROOM FIVE

15' 2" x 9' 6" (4.62m x 2.9m) Another generously sized double bedroom offers a serene and private retreat, away from the bustle of the main living areas. With double glazed window to the front, double panel radiator it creates a bright and airy atmosphere, perfect for relaxation. The spacious layout comfortably accommodates a double bed, along with additional furniture such as wardrobes or a desk, providing flexibility to suit your needs. Access to the loft hatch.



SHOWER ROOM

6' 9" x 5' 8" (2.06m x 1.73m) This shower room on the second floor is the perfect blend of practicality and style. Featuring a spacious, contemporary shower enclosure, it offers a refreshing space for quick and convenient use. The sleek vanity unit with an integrated sink provides useful storage, while the stylish WC completes the layout.

EXTERNALLY

The property benefits from off-road parking, providing off road parking for at least two vehicles. There are solar panels that have been added to this property. To the rear of the property, you'll find a private and serene garden, offering an ideal space for relaxation and outdoor living. The garden features a well-maintained lawn, A spacious patio area provides the perfect setting for al fresco dining or entertaining guests enjoying peaceful surroundings.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		