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14 Burghfield Drive

Buckshaw Village, Chorley, PR7 7FN

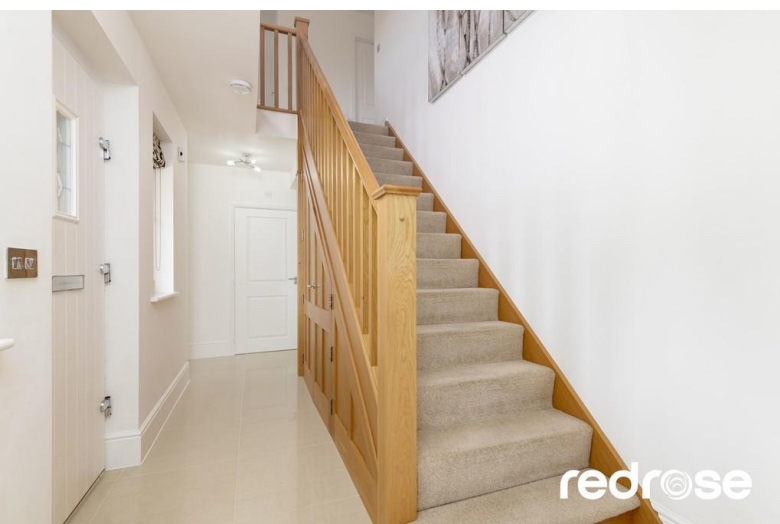
Beautifully presented, impressive five double bedroom detached executive family home.

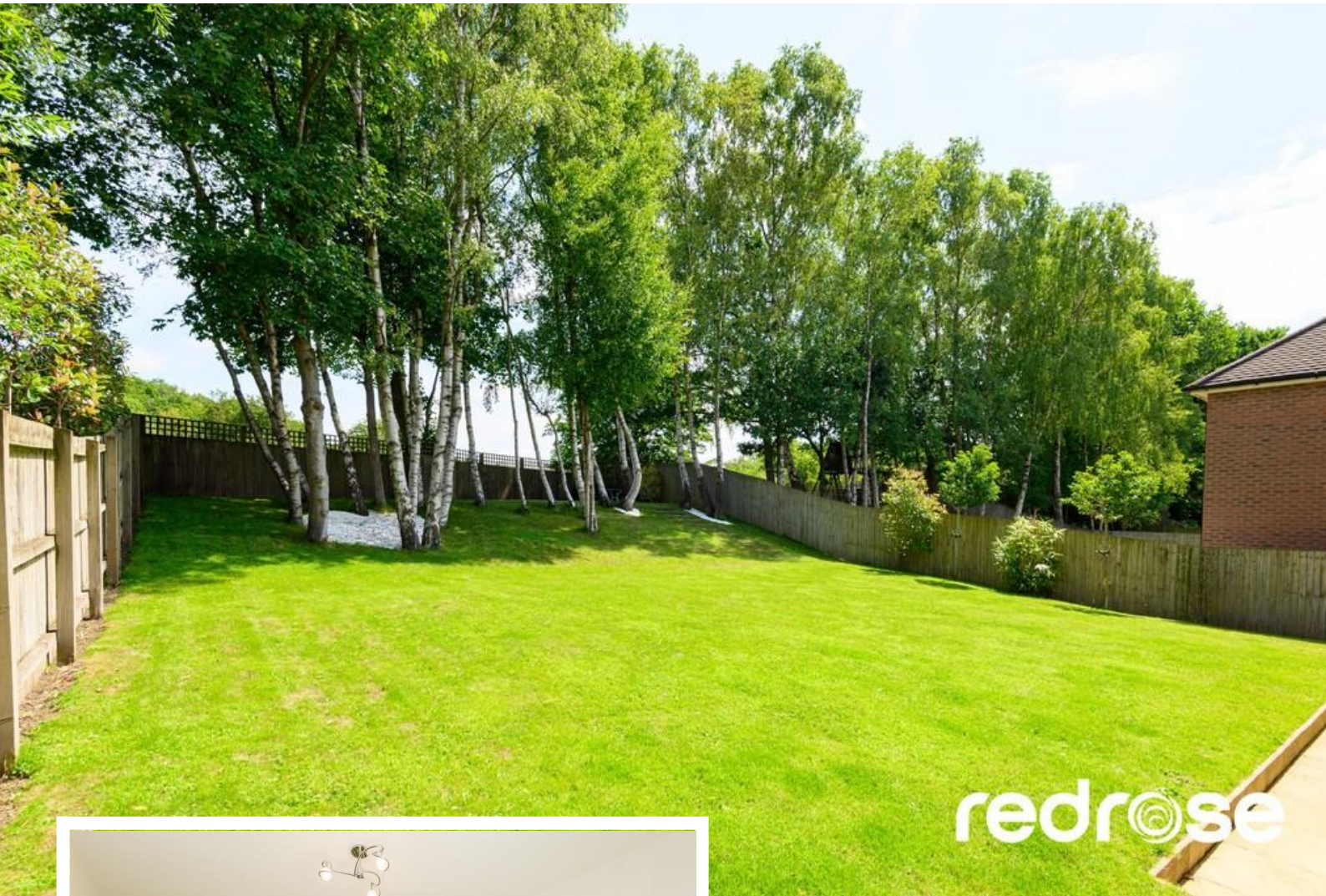
Three reception rooms, two ensuites, walk in wardrobe to master bedroom. Ground floor under floor heating by efficient Air source Heat Pump. Stunning open plan bespoke kitchen/family/entertaining room with top tier integrated appliances and quartz style worktops.

Fabulous Orangery with lantern roof and sliding glass doors. Larger than average garden with lovely open views.

Offers Over £795,000

EPC Rating '81B'





Property Description

HALLWAY

A Striking First Impression – The Welcoming Hallway
Step into a beautifully appointed entrance hallway where contemporary elegance meets warm, natural materials. Underfloor heating runs beneath premium tiled flooring, offering a cosy and inviting welcome the moment you arrive. The eye is immediately drawn to the handcrafted oak balustrade, a statement feature that adds character and timeless charm to the space. Bathed in natural light, this generously sized hallway also benefits from a discreet built-in storage cupboard.

23' 9" x 13' 0" (7.24m x 3.96m) Elegant Dual Aspect & Inviting Lounge

Beautifully proportioned and bathed in natural light, the lounge is a refined, yet welcoming space designed for both everyday comfort and effortless entertaining. At its heart sits a striking feature gas fireplace-adding warmth, character, and a cosy focal point for the room. Double glazed bay windows to the front and double glazed French Door with views of the garden, while the soft neutral palette enhances the sense of light and space.





Whether you're enjoying a quiet evening by the fire or hosting guests, this elegant lounge provides the perfect balance of style and serenity.

OFFICE/STUDY

11' 0" x 6' 3" (3.35m x 1.91m) A great room ideal for an office/study with double glazed window to the side.

DOWNSTAIRS W.C

A two piece suite comprising of wash hand basin inset into vanity unit and low level W.C . Tile flooring

KITCHEN/DINER/ENTERTAINING ROOM

29' 3" x 9' 4" (8.92m x 2.84m) This beautifully designed kitchen/diner effortlessly combines modern functionality with relaxed family living. Featuring bespoke cabinetry and premium quartz style worktops, the space is perfectly equipped with high-end integrated appliances. Integrated appliances comprising double fridge and freezer, double electric oven with five ring gas hob inset work surface with extractor hood and curtesy light. Plate Warmer, microwave, dishwasher and wine cooler. Double sink with drainer and mixer tap. Tiled with underfloor heating. Ceiling recess lights, double glazed door to the Orangery and double glazed window overlooking the rear garden.



Flooded with natural light, the open-plan layout creates a welcoming environment for cooking, dining, and socializing. Ample room for a generous dining table ensures memorable family meals or entertaining guests with ease. Sliding doors open directly onto the garden, enhancing the indoor-outdoor flow and making this the perfect hub for both everyday living and special occasions.

UTILITY ROOM

7' 6" x 5' 7" (2.29m x 1.7m) Unit with sink with drainer unit and mixer tap. Space for white goods and door to the side.

ORANGERY

Light-Filled Orangery

A true architectural highlight, this orangery boasts a beautifully crafted peaked (vaulted) lantern roof that floods the space with natural light and adds impressive volume and character. Surrounded by expansive windows and topped with elegant glazing, the room offers panoramic garden views and a bright, airy atmosphere all year round. Perfect as a serene sitting area, a bright dining extension, or a stylish entertaining space, the orangery combines timeless design with modern comfort. Underfloor heating provides warmth throughout the seasons, while sliding doors open seamlessly onto the terrace, creating a flawless indoor-outdoor flow.





LANDING

A Special Landing – Elegant and Inviting

This thoughtfully designed landing serves as more than just a passageway-it's a graceful and welcoming space. Bathed in natural light from a feature window the landing boasts stylish flooring and subtle architectural details that echo the home's modern elegance. The warm tones and refined finishes create a calming atmosphere, seamlessly connecting the private quarters of the home with understated sophistication.

MASTER BEDROOM

13' 2" x 13' 0" (4.01m x 3.96m) Luxurious Master Bedroom Retreat

Generously proportioned and thoughtfully designed, the master bedroom offers a serene sanctuary for rest and relaxation. Flooded with natural light through large windows the room features a soothing colour palette and premium finishes that create an atmosphere of understated elegance. whilst the ensuite shower room boasts high-end fittings.



ENSUITE

10' 3" x 6' 2" (3.12m x 1.88m) A beautifully presented three piece suite with a great size walk in tiled shower cubicle, his and hers wash hand basins with mixer taps inset vanity units and low level W.C. Part tiled walls, tile flooring, ceiling recess lights, shaver point, heated chrome towel radiator and double glazed frosted window to the side aspect.

DRESSING ROOM/WALK IN WARDROBE

10' 3" x 6' 7" (3.12m x 2.01m) This beautifully appointed walk-in wardrobe, offering extensive storage with custom shelving, hanging space,-keeping everything organised and effortlessly accessible.



BEDROOM TWO

14' 10" x 14' 1" (4.52m x 4.29m) Elegant Double Bedroom with En-Suite

Spacious and beautifully presented, this double bedroom offers comfort, style, and privacy-ideal for guests, family members, or older children. Fitted wardrobes, double glazed window to the front and double panel radiator.



ENSUITE

7' 1" x 5' 11" (2.16m x 1.8m) A well-appointed three piece ensuite adds a touch of luxury, complete with contemporary fixtures, a double walk-in shower, tiling, and quality finishes. Heated towel radiator and shaver point. Thoughtfully designed, this bedroom provides the perfect blend of function and refined comfort.



BEDROOM THREE

12' 2" x 10' 2" (3.71m x 3.1m) This well-proportioned light and airy double bedroom offer a stylish and versatile space, ideal for family members, guests, or use as a home office. Double glazed window to the rear and double panel radiator.

BEDROOM FOUR

11' 6" x 8' 10" (3.51m x 2.69m) Another great size double room with double glazed window overlooking the rear garden and radiators plus fitted wardrobes.

BEDROOM FIVE

11' 6" x 9' 1" (3.51m x 2.77m) Another good size double room with double glazed window overlooking the rear garden and double panel radiator.



FAMILY BATHROOM

7' 6" x 7' 1" (2.29m x 2.16m) Stylish & Functional Family Bathroom

Beautifully designed with both practicality and comfort in mind, the family bathroom features contemporary styling and high-quality finishes throughout. A panel bath is perfect for unwinding at the end of the day with high level shower fitting over and glazed screen. wash hand basin inset vanity unit and mixer tap. Low level W.C. Part tiled walls and tiled flooring. Ceiling Recess lights and cupboard with shelving. Double glazed window, heated towel radiator and shaver point.



DOUBLE GARAGE

17' 7" x 17' 4" (5.36m x 5.28m) Spacious Double Garage with electric up and over door.

A generously sized double garage offering secure and versatile space, ideal for vehicle storage, a workshop, or general use. Constructed with durable materials and featuring electric up and over doors, this garage provides easy access and excellent functionality.

Situated in a convenient location with good access, it is perfect for car enthusiasts, tradespeople, or anyone in need of extra storage space.



EXTERNALLY

Modern Family Home with Driveway & Private Landscaped Garden

Perfectly suited to family living, this attractive home is set back behind a private driveway offering convenient off-street parking and a smart, low-maintenance frontage. To the rear, a spacious and secluded garden provides an ideal outdoor space for both relaxation and play. Mature trees, including graceful silver birches, add natural charm and privacy, while the large patio area is perfect for family barbecues, outdoor dining, or simply enjoying the sunshine. The garden is securely enclosed, making it a safe

GROUND FLOOR
1596 sq.ft. (148.3 sq.m.) approx.



1ST FLOOR
1081 sq.ft. (100.4 sq.m.) approx.



TOTAL FLOOR AREA: 2677 sq.ft. (248.7 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+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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