



redrose

15 Burghfield Drive

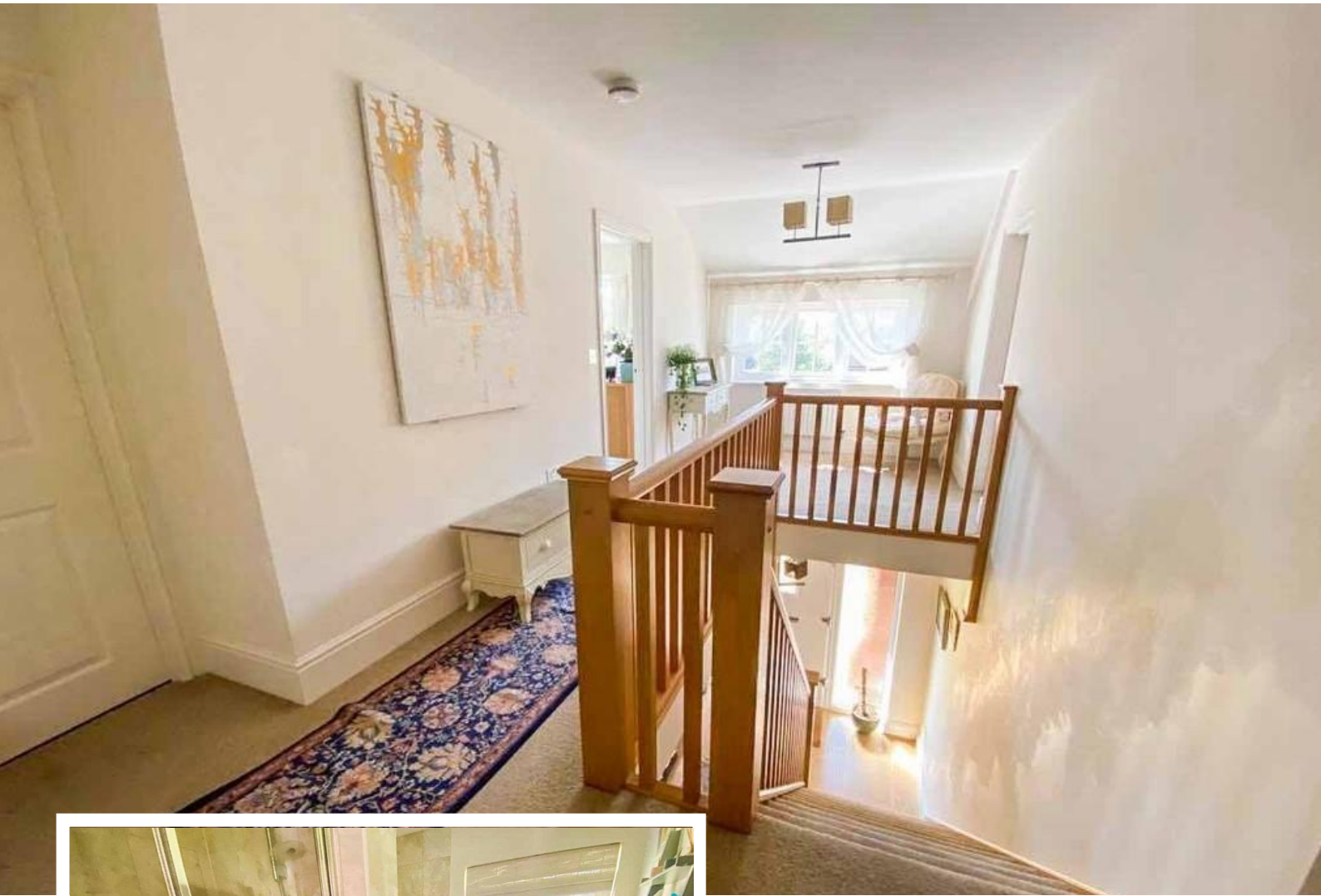
Buckshaw Village, Chorley, PR7 7FN

FREEHOLD. Impressive 5 bedroom detached, executive family home on the ever popular 'Sandy Lane' development. one of only 2 ever built on this development with 5 double bedrooms, four en suite bathrooms and three reception rooms. The property has a private large garden to the rear with ample parking ...

Asking Price Of £625,000

EPC Rating 'TBC'





Property Description

ENTRANCE HALLWAY

Impressive entrance hallway with oak flooring and solid oak staircase. Solid oak door to all ground floor rooms, ceiling light point.

LOUNGE

17'5" into bay x 15'8" max Large bright lounge with double glazed window to front, ceiling light point, radiator.

CLOAKROOM

6'6" x 4'6" Two piece suite comprising of a concealed cistern low level W.C. & table top wash hand basin, built in storage cupboard, fully tiled walls & flooring.

DINING ROOM

17'4" x 11'3" Double glazed sliding patio doors to rear garden, ceiling light point and radiator.

KITCHEN/FAMILY ROOM

30'5" x 15'4" max

Two double glazed windows to the rear, fitted with a





range of modern wall, base & drawer units, quartz work surfaces & upstands, integrated electric double oven & five burner gas hob, extractor hood, dishwasher, fridge/freezer & wine fridge, double sink/drainers & mixer tap, dining area, family seating area, TV aerial point, tiled flooring, access to utility room. Downlights throughout.

UTILITY ROOM

11'10" x 5'6" Quartz work surface, plumbed for washing machine, tiled flooring, single oven and plate warmer, access to the integral garden and door to the side for access to garden.



LANDING

Double glazed window to the front, oak staircase and balustrades, loft access.

BEDROOM ONE

15'5" x 12'7" Double glazed bay window to the front, ceiling light point, radiator, access to walk in wardrobe & en-suite.

WALK IN WARDROBE

7'2" x 6'10" Floor to ceiling hanging space and shelving. ceiling light point.



EN SUITE

8'1" x 6'11" Double glazed window to the side, four piece suite comprising of a shower unit with mains fed shower, low level W.C. & his & hers wall mounted wash hand basins, shaver point, part tiled walls, tiled flooring, chrome heated towel rail.

BEDROOM TWO

17'4" x 13'8" max Double glazed window to the front, radiator, ceiling light point, access to en-suite.

EN SUITE

9'5" x 4'7" Double glazed frosted window to the side, three piece suite comprising of a double shower unit with mains fed shower low level W.C. & wall mounted wash hand basin, shaver point, part tiled walls, tiled flooring, chrome heated towel rail.

BEDROOM THREE

14'3" x 11'10" Double glazed window to the rear, radiator, ceiling light point, access to en-suite.

EN SUITE

11'10" x 4'1" Double glazed frosted window to the side, three piece suite comprising of a double shower unit with





mains fed shower, low level W.C. & wall mounted wash hand basin, shaver point, part tiled walls, tiled flooring, chrome heated towel rail.

BEDROOM FOUR

12'5" x 11'1" Double glazed window to the rear, double bedroom, radiator, ceiling light point, access to en-suite.

EN SUITE

8'1" x 4'0" Double glazed frosted window to the side, three piece suite comprising of a double shower unit with mains fed shower, low level W.C. & wall mounted wash hand basin, shaver point, part tiled walls, tiled flooring, chrome heated towel rail.



BEDROOM FIVE

10'3" x 9'6" Double glazed window to the rear, radiator, ceiling light point.

FAMILY BATHROOM

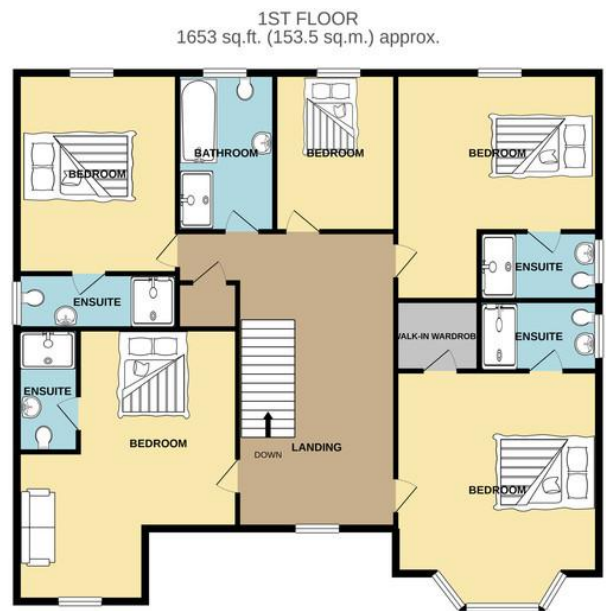
10'3" x 7'2 Four piece bathroom suite with double shower cubicle, bath, low level WC and wash hand basin. fully tiled with downlights throughout. heated towel rail and double glazed window to rear.

OUTSIDE

Great size garden laid mainly to lawn with established trees, fenced to all sides and not overlooked to the rear. Side access to the front.







TOTAL FLOOR AREA : 3389 sq.ft. (314.9 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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