



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Five Bed Executive Detached Residence
- Circa 2,810 Square Feet of Living Space
- Gorgeous Standard of Presentation
- 46' Open Plan Main Living Space
- Fabulous High Specification Kitchen
- Three Bath/Shower Rooms
- Substantial Plot & Double Garage

DUXBURY MANOR
WAY, CHORLEY

£600,000



Duxbury Manor Way, Chorley



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Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



A home of distinction is one that is almost without compare in terms of its quality and refinement. This quite sublime five bed executive detached residence is one such property, a quite magnificent home which has evolved dramatically under our client's attentive ownership, not only having been maintained in simply immaculate order since its initial construction, but also substantially extended, enhanced and remodelled by their precise and exacting specification in recent years, with additions to both the side and rear to create a simply breath-taking open plan main living area- a feature which has consistently proven to head the list of requirements for the contemporary buyer. Having been a real labour of love, every feature of the design and revised layout has been carefully and thoughtfully considered, then applied with a keen eye for detail and the considered selection of only the highest quality of fixtures, fittings and decor, resulting in the creation of a supremely elegant and stylish home which meets all of the demands of 21st century living with originality and panache.

The property was constructed by Arle Homes, a quality builder of new homes who themselves were renowned for their attention to detail and exceptional standards of finish, who through thoughtful design managed to instil character and charm, whilst ensuring that all the modern appointments expected of a contemporary home are catered for. The convenience of the location is a point of particular note, being situated just a short drive out of Chorley town centre, therefore being well placed for access to its abundance of shops, amenities and popular market, as well as being within easy reach of well-regarded primary and secondary schools and transport links, including the motorway and rail network. At the end of a busy day, one can enjoy those long summer evenings savouring a relaxing stroll with the dogs around a number of local beauty spots, including Astley Park and Yarrow Valley Country Park, perhaps calling at nearby Birkacre Garden Centre on the return leg to enjoy an indulgent cake in their popular café.

If one hasn't been wowed enough, one can proceed up to the first floor where the feature galleried landing provides access to the five double bedrooms, all of which are as bright and appealing as they are spacious and benefit from built-in wardrobes. The divine 15' principal bedroom would not look out of place within a boutique hotel and boasts a private four-piece en-suite bathroom, whilst bedroom two also enjoys en-suite facilities - a three-piece shower room, which would be ideal for an older child or as a guest room. The remainder of the family are suitably spoiled by the main bathroom, which itself is very well appointed with a four-piece suite in classic white, comprising of WC, pedestal wash hand basin, panelled bath and separate shower cubicle.

We are confident that even the most discerning of buyers cannot fail to be impressed by the size and quality of the accommodation on display, and which can only be appreciated by the internal inspection of this quite exceptional home.



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17-19 Chorley New Road, Bolton, BL1 4QR