



ESTATE AGENTS

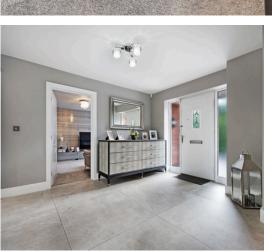
DUXBURY MANOR WAY, CHORLEY

£600,000























































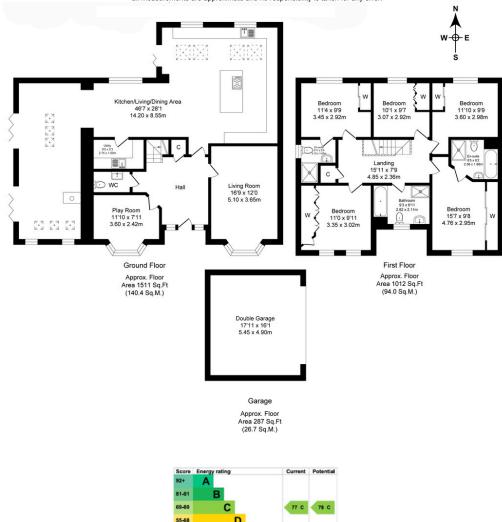






## Total Approx. Floor Area 2810 Sq.ft. (261.1 Sq.M.)

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.



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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 to 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 décor, 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.

Secreted away along a private drive which serves just three other homes, the property occupies a quite delightful tucked away position within the highly desirable Duxbury Manor development, just off Myles Standish Way, and boasts a substantial plot which affords generous landscaped gardens amidst a private woodland backdrop. So often modern properties are criticised for their lack of character, but this rather handsome double-fronted example puts up a very convincing argument to the contrary, oozing curb appeal from its premium position adjacent to Duxbury Woods, as well as the development's own leafy recreational area, providing ample opportunity for the little ones to play to their hearts' content, just one of a number of highlights which make this property so ideal for a young family.

The property was constructed by Arley 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 cafe.

Internally, the carefully considered floorplan affords impressive levels of space which many of its rivals will struggle to match, extending to circa 2.810 square feet in total, with accommodation arranged over two inviting levels and balancing the requirements of day-to-day life and entertaining perfectly. One enters via the generously proportioned entrance hallway with its spindled staircase to the first floor and ever-useful two-piece cloakroom/WC, before discovering the two separate reception rooms, both of which boast lovely bay windows to the front elevation. The comfortable 16 lounge enjoys a warm and inviting ambiance which is perfectly conducive to an evening of relaxation, whilst the 1lf playroom ensures all those toys and computer consoles are suitably contained. The hub of this home, however, is undoubtedly the magnificent open plan main living space, a quite spectacular creation which stretches the full width and depth of the property, extending to a quite unfathomable 46' in length. Worthy of limitless hyperbole and the epitome of modern day luxury living, this ultimate entertaining space excels, whether it be hosting those sophisticated dinner parties or accommodating even the most populous of gatherings, bathed in natural light via the abundance of contemporary glazing and with one's guests able to spill out into the gardens for an after-dinner cocktail or two via the plethora of bi-folding doors which link the indoor and outdoor spaces so seamlessly. A triumph of design and style, this wonderfully sociable environment provides designated areas for cooking, dining, relaxing and working, with the kitchen area being worthy of particular adulation, being fitted with an extensive range of bespoke concrete-effect wall and base units with contrasting quartz work surfaces in white, including a central island incorporating a breakfast bar and a host of integrated Nefl appliances, including dual ovens, microwave, warming drawer and induction hob with concealed extractor, as well as dual fridge/freezers,

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.

Externally, the property enjoys a low-maintenance frontage, with plenty of off-road parking facilities available on the double-width driveway and giving access to the detached double garage, which itself has been enhanced for use as a gymnasium/hobby space. The fabulous gardens have been beautifully planned for multi-generational living, with designated areas for all the family to enjoy, the rear being more low maintenance, with a large stone flagged patio area, a barked play area for the youngest members of the household and, not forgetting the adults, a sunken hot tub, providing a romantic setting in which to enjoy a few glasses of bubbly late into the evening. The main garden area is located to the side of the property, the expansive lawn providing plenty of space for the little ones to burn off their energy in safety, whilst the adults keep a watchful eye from the paved and decked seating area, where there is plenty of space to site a rattan sofa, recliners and a dining set, or indeed for those impromptu barbecues when the weather allows. A timber storage shed provides some additional useful storage for all of those everyday essentials.

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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