

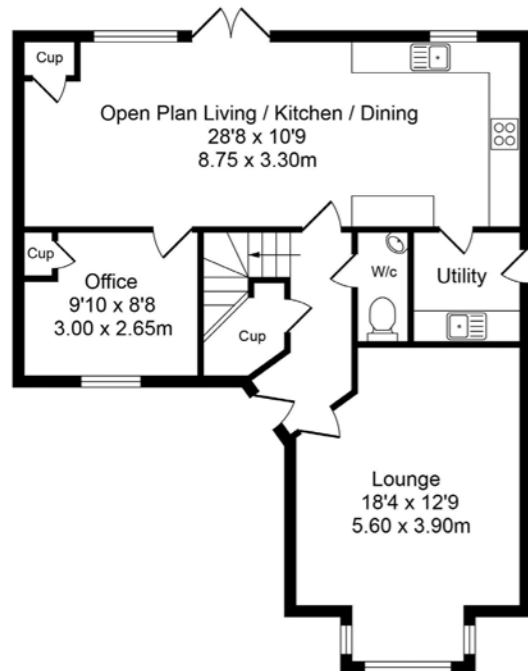


Ormskirk: 01695 570102
arnoldandphillips.com

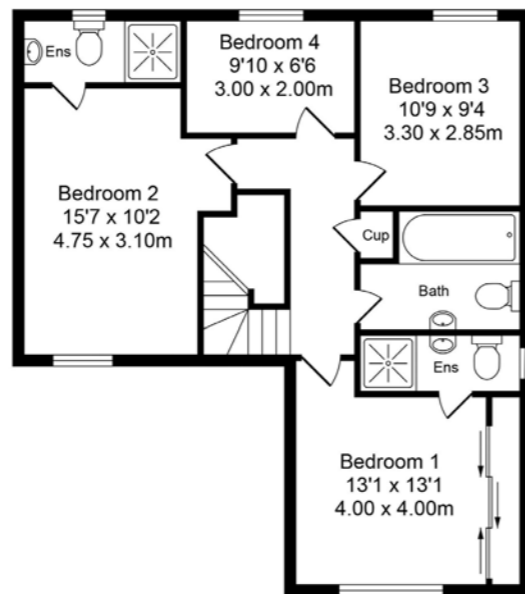
Southport: 01704 778668
Chorley: 01257 241173
Parbold: 01257 442789

Total Approx. Floor Area 1515 Sq.ft. (140.7 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor
Approx. Floor Area 771 Sq.Ft (71.6 Sq.M.)



First Floor
Approx. Floor Area 744 Sq.Ft (69.1 Sq.M.)



Tenure: We are advised by our client that the property is Freehold
Council Tax Band: D

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

In today's fast-paced world, the demand for a well-designed family home that meets the needs of modern living has never been more critical. The stunning four-bedroom detached family home, sprawling over an impressive 1,515 square feet, exemplifies this ideal. With its thoughtful layout and high standards of presentation, this property is not just a house, it is a sanctuary designed for comfort, convenience, and luxury.

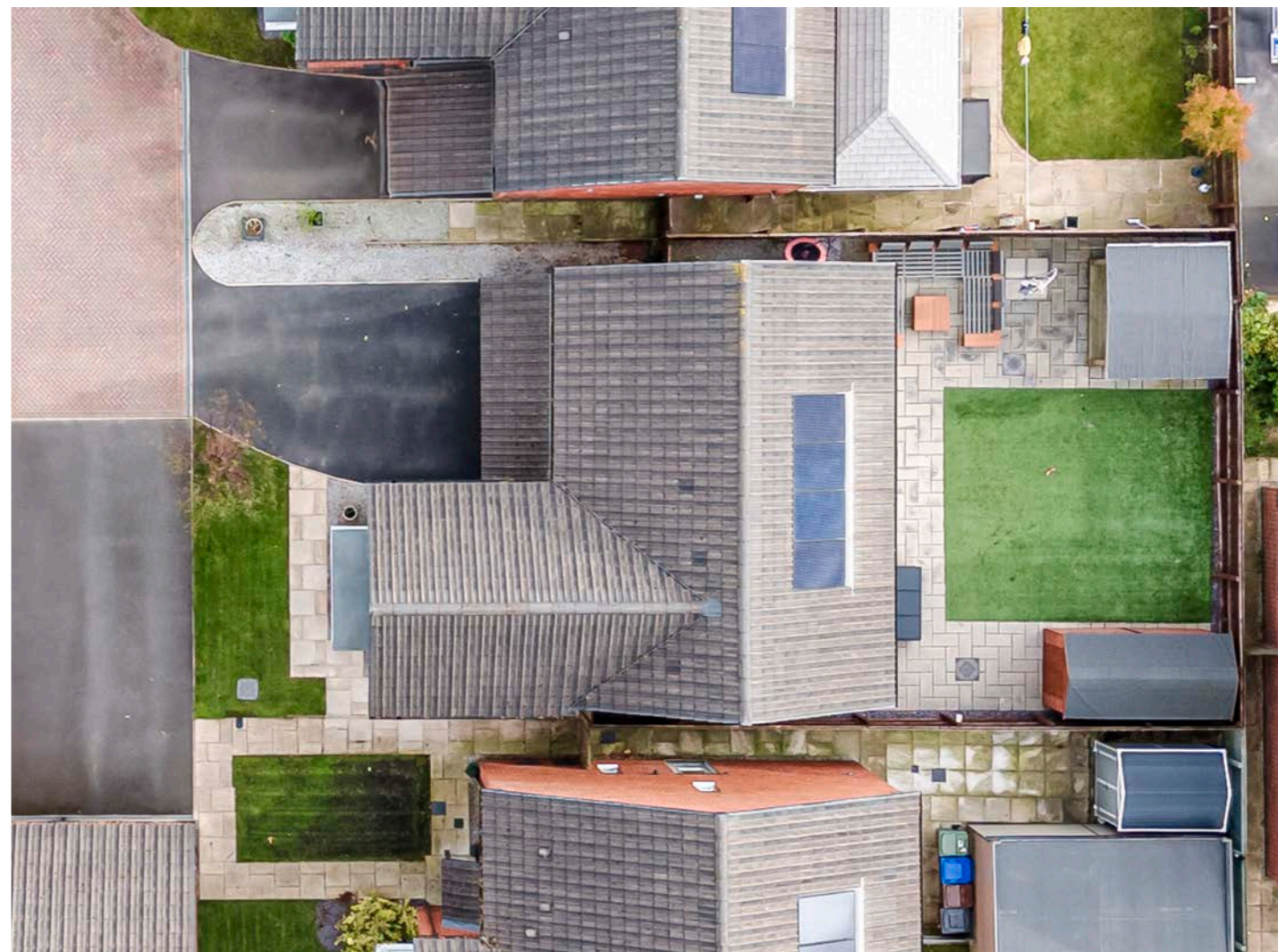
From the moment one steps into this remarkable home, it is clear that every detail has been meticulously crafted to enhance the living experience. The beautiful lounge, with its charming bay window, invites natural light and creates a warm, welcoming atmosphere. This room serves as a perfect gathering space for family and friends, promoting connection and comfort. The spacious open-plan dining kitchen/family room is the heart of the home, incorporating high-spec appliances that cater to the culinary enthusiast. This area is perfect for entertaining guests or enjoying family meals, providing a seamless flow between cooking, dining, and relaxation. Adjacent to the kitchen is a dedicated utility room, designed to keep the home organised and efficient. This space allows for the laundry and household chores to be managed discreetly, keeping the living areas clutter-free. Additionally, the presence of a home office provides the perfect environment for remote work or study, acknowledging the growing importance of flexible workspaces in today's society.

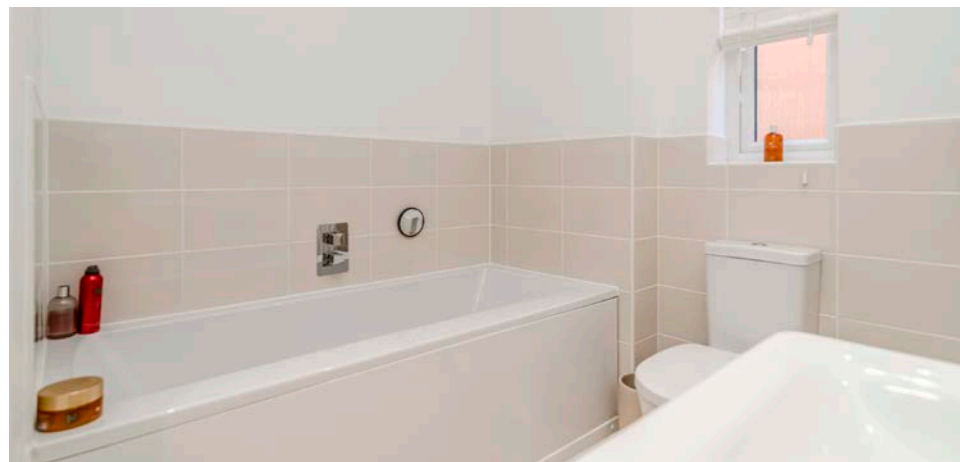
The home boasts four generous bedrooms, each providing a personal retreat for family members. The master bedroom is a standout feature, complete with fitted wardrobes and an en-suite shower room, offering a private oasis for relaxation and rejuvenation. Bedroom two also benefits from an ensuite shower room. The thoughtfully designed family bathroom is perfect for accommodating the needs of a busy household, providing a tranquil space for unwinding after a long day.

Externally the property offers driveway for off road parking and the rear of the property offers a peaceful private South facing rear garden which boasts a raised undercover pagoda and a laid to lawn area with the added benefit of a timber shed for storage.

The property could not be located in a more convenient position, with this small development not only being within walking distance of the vibrant town centre of Chorley and, therefore, benefiting from ease of access to an abundance of shops and amenities, but also both the bus and train station, which will be ideal for those with a commute to consider. Swift access to the motorway network is also a most salient point, with the M61 and M6 motorways accessible within just a couple of minutes, ensuring major commercial centres such as Manchester, Preston and Bolton are within easy reach. For the youngest members of the family, well regarded schools are on hand, including Parklands Academy, which is always an important consideration with any potential family home and when one is in need of a little relaxation of an evening, a quiet meander around the stunning Astley Park, which is literally on the doorstep, is sure to ease the stresses of the day, or perhaps a picnic with the little ones at the weekend.

In conclusion, this beautiful four-bedroom detached family home represents a harmonious blend of style, functionality, and modern conveniences. With its high-standard presentation and thoughtful layout, it caters to the demands of contemporary family living. As the market for premium family homes continues to grow, properties like this one will undoubtedly be in high demand, standing out as a beacon of quality and comfort





KEY FEATURES

- Stunning Detached Family Home
- Four Spacious Bedrooms
Two with Ensuite
Showeroom
- Light and Bright Living Room
- Open Plan Dining Kitchen
- Driveway Parking
- Good Sized South Facing
Rear Garden
- Popular Location





