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**ARNOLD & PHILLIPS**  
ESTATE AGENTS

## Austin Drive

Total Approx. Floor Area 1317 Sq.ft. (122.39 Sq.M.)

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



Approx. Floor  
Area 172 Sq.Ft  
(15.95 Sq.M.)

Approx. Floor  
Area 573 Sq.Ft  
(53.22 Sq.M.)

Approx. Floor  
Area 573 Sq.Ft  
(53.22 Sq.M.)



Tenure: We are advised by our client that the property is Leasehold  
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](http://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.

THE LUXURY PROPERTY SPECIALISTS

Austin Drive, Chorley

**A&P**



Arnold & Phillips are pleased to present an exquisite Redrow four-bedroom family home, a property that harmonizes modern design with functionality, nestled within a sought-after residential enclave. This home exemplifies contemporary living, offering a sanctuary that balances aesthetic appeal and pragmatic needs, making it an ideal choice for discerning families.

Located in a highly coveted residential development, this property enjoys strategic advantages that are quintessential to modern living. It offers easy access to a range of excellent amenities, including renowned schools and bustling shopping centers, which cater to both educational and lifestyle needs. Furthermore, the property is well-connected through efficient transport links to major towns and cities, thereby simplifying commuting and enhancing access to urban services and opportunities.

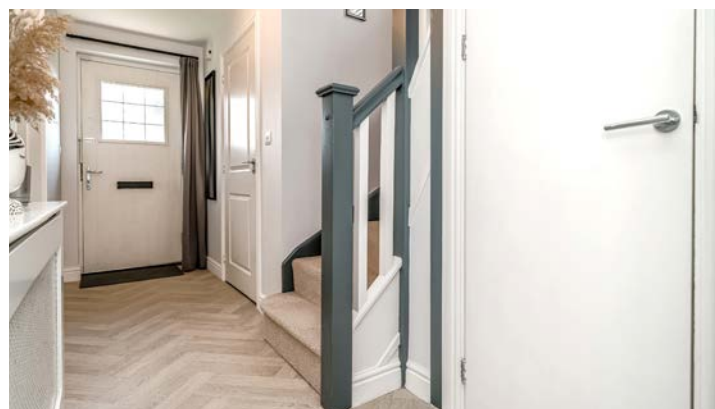
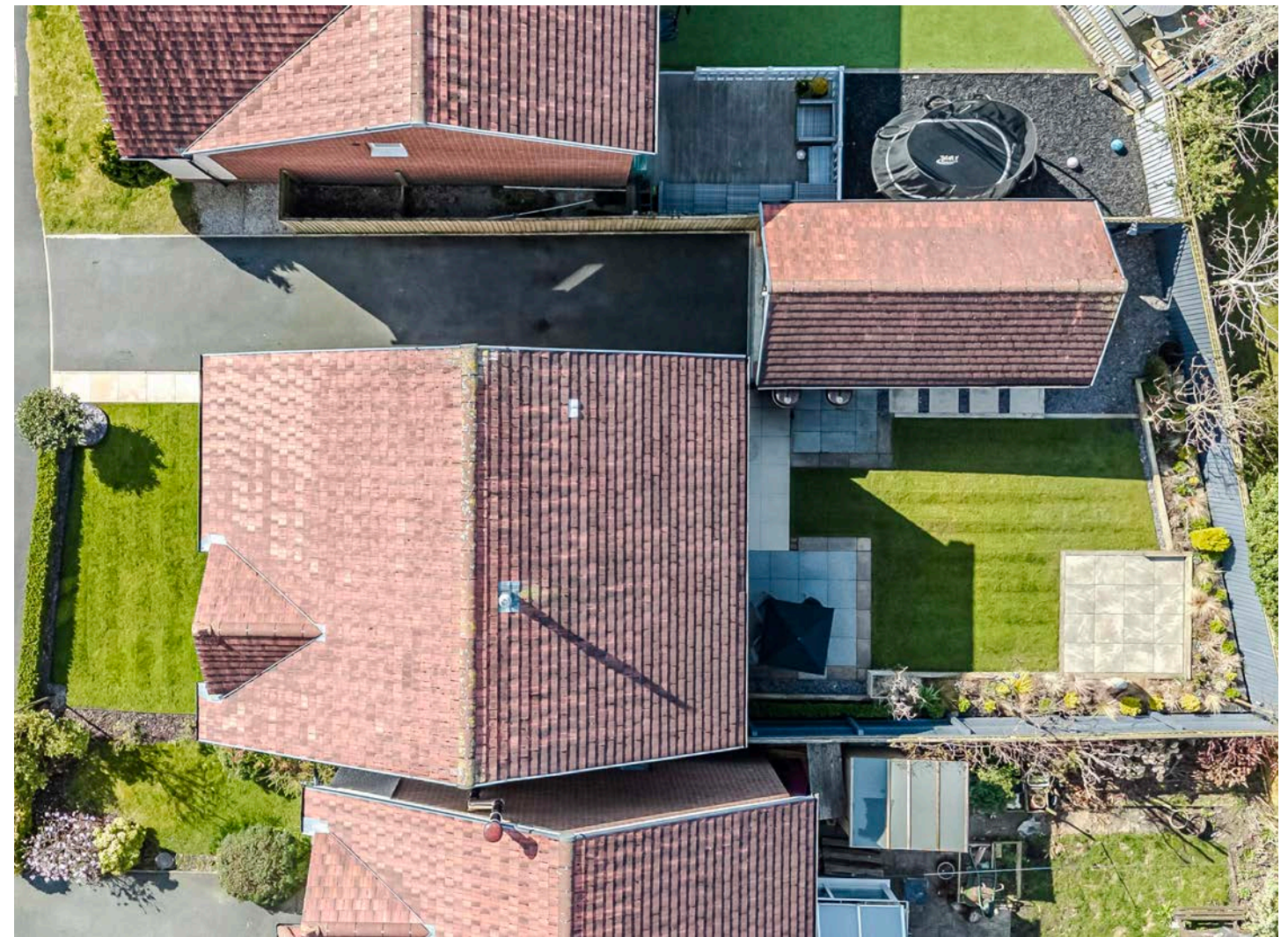
Upon entry, the home immediately exudes a sense of modern elegance. The entrance hall welcomes residents and guests into a meticulously designed space that seamlessly connects the various downstairs living areas. The lounge, a centerpiece of comfort, boasts a bright and airy atmosphere thanks to its generous bay window, which floods the room with natural light, making it an ideal setting for relaxation and sociability. The heart of the home can be found in the open-plan kitchen, dining, and family area. This space reflects contemporary sensibilities with its open layout and modern amenities.

The kitchen is equipped with an array of stylish wall and base units, integrated appliances, and a convenient breakfast bar, emphasizing both functionality and design. Adjacent to this culinary space is the dining and family area, which provides ample room for entertaining guests and facilitating family gatherings, underscoring a living experience centered around community and connection. Complementing the practicality of the ground floor is a well-placed WC, offering convenience for both residents and visitors.

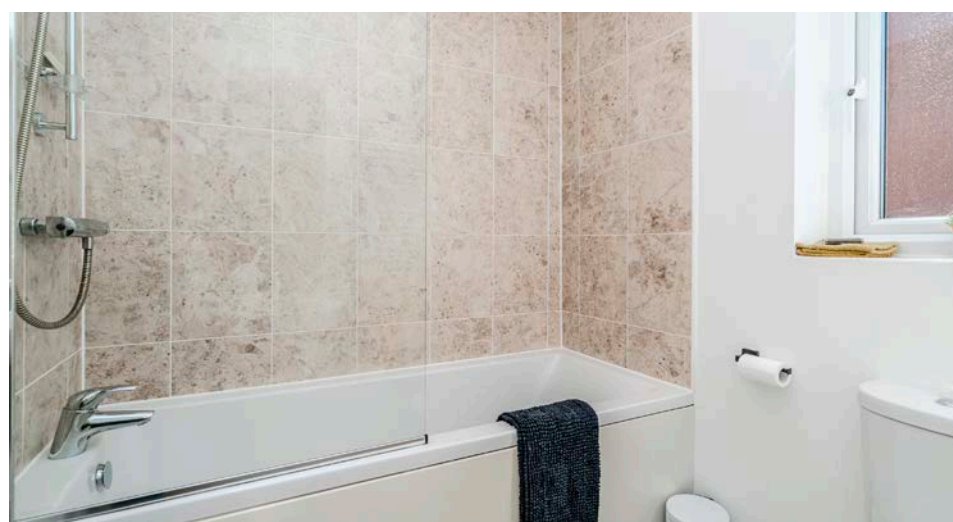
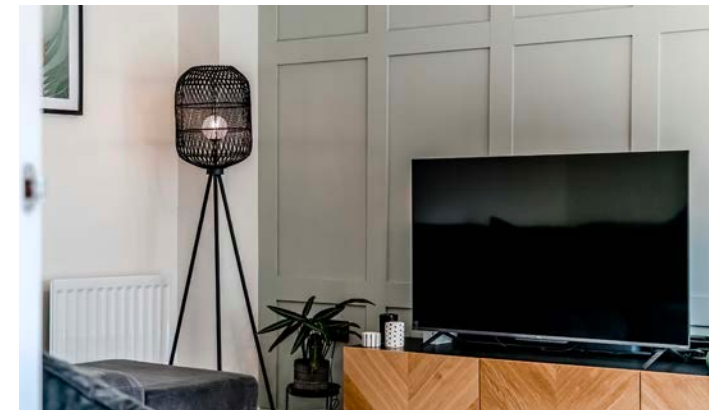
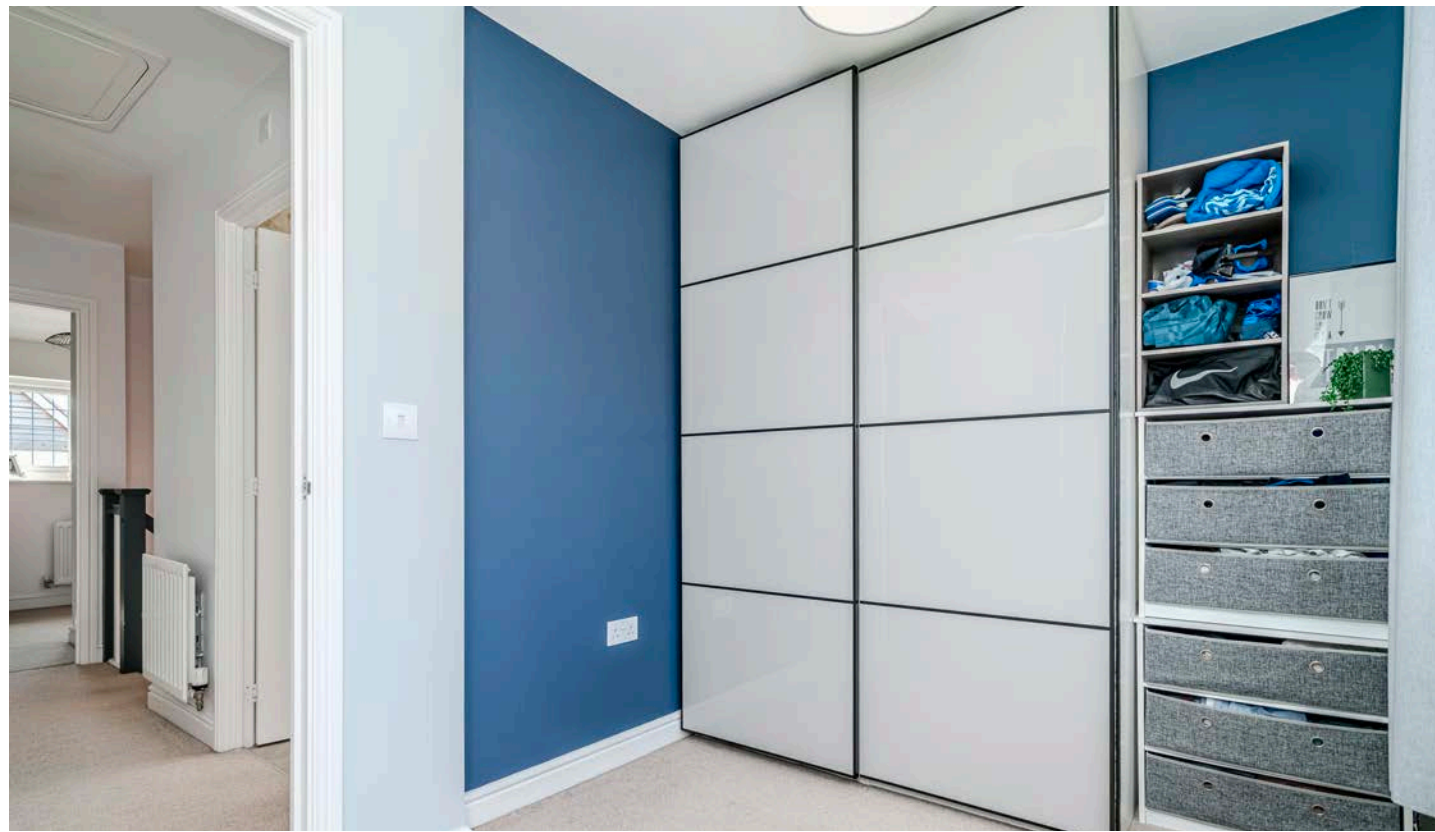
The upper level of this remarkable home features four well-sized bedrooms, each designed with a focus on comfort and personal retreat. The master bedroom, in particular, is a haven of luxury, offering fitted wardrobes and en-suite facilities, ensuring privacy and elegance. The remaining bedrooms are served by a tastefully designed family bathroom, which provides comfort and accessibility for all household members.

Externally, the property continues to impress with its attention to detail and design. The front garden is well-maintained and laid to lawn, enhancing the home's curb appeal and welcoming atmosphere. To the rear, a patio area serves as a versatile space for outdoor entertainment or serene relaxation, coupled with a lush lawn garden adorned with raised borders that inspire opportunities for horticultural endeavors. Practical needs are further addressed by a driveway leading to a single garage, offering ample parking and storage solutions, crucial for modern family living.

Arnold & Phillips are proud to offer this Redrow family home, a paragon of contemporary elegance and practicality. Its well-thought-out design elements, strategic location, and comprehensive amenities collectively create an irresistible opportunity for families seeking a harmonious and fulfilling living environment. Prospective buyers are invited to explore this property in person to fully appreciate its thoughtful design and superior craftsmanship.







KEY FEATURES

Beautiful Garden Fronted  
Detached Family Home

Four Bedrooms with  
Ensuite to Master

Circa 1317 Square Feet

Light and Bright Lounge

Stylish Kitchen Diner

Tastefully Decorated  
Throughout

Driveway Parking

Detached Garage

Great Location

Close to Town Centre

Excellent Transport Links









