



Forsythia Drive, Clayton-Le-Woods, Chorley

Offers Over £324,995

Ben Rose Estate Agents are pleased to present to the market this well-presented four-bedroom detached family home, nestled in a quiet cul-de-sac in the sought-after area of Clayton-le-Woods. This attractive and well-proportioned property is finished to a high standard throughout, making it an ideal family home. Conveniently located, the property offers easy access to motorway links (M6 and M61), as well as Chorley and Leyland town centres. It also benefits from proximity to excellent schools, nurseries, and local amenities. Additionally, Preston City Centre is just a 20-minute drive away. The home is surrounded by picturesque local walks, including the popular Cuerden Valley, perfect for those who enjoy the outdoors.

Stepping into the property, you are welcomed by a bright and inviting entrance hallway, which provides access to most of the ground floor rooms. The hallway also features a convenient WC and a staircase leading to the upper level. Ahead, you will find the spacious lounge, boasting dual-aspect windows, including a beautiful bay window that overlooks the garden. Moving back through the hall, you enter the open-plan kitchen and dining room. The modern fitted kitchen is equipped with an integrated oven, hob, fridge, and freezer, with additional space for freestanding appliances. The dining area offers ample room for a large family dining table, with bi-folding doors opening directly onto the garden, creating a perfect indoor-outdoor flow. Completing the ground floor is a versatile office space that can be adapted to suit your needs.

Moving upstairs, you will find four well-proportioned double bedrooms, all benefiting from integrated storage. The master bedroom also boasts an en-suite shower room. A stylish three-piece family bathroom completes this floor.

Externally, the front of the property features a private driveway with off-road parking for multiple vehicles, leading to a single attached garage. To the rear, a generously sized garden includes a spacious lawn and a raised decking area—perfect for outdoor relaxation and enjoying the sunshine.















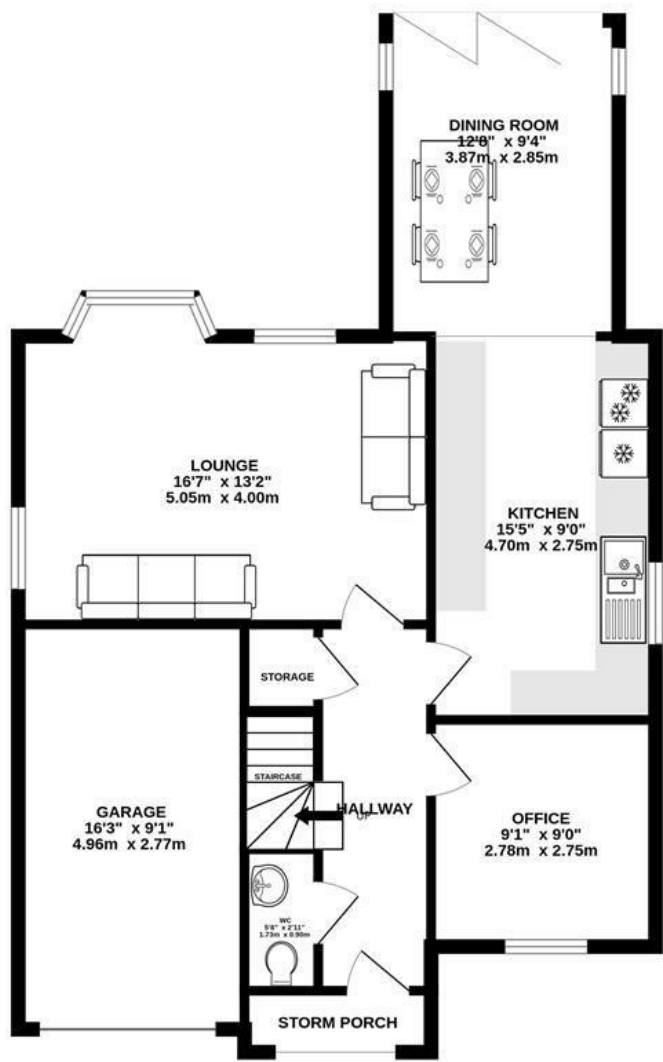




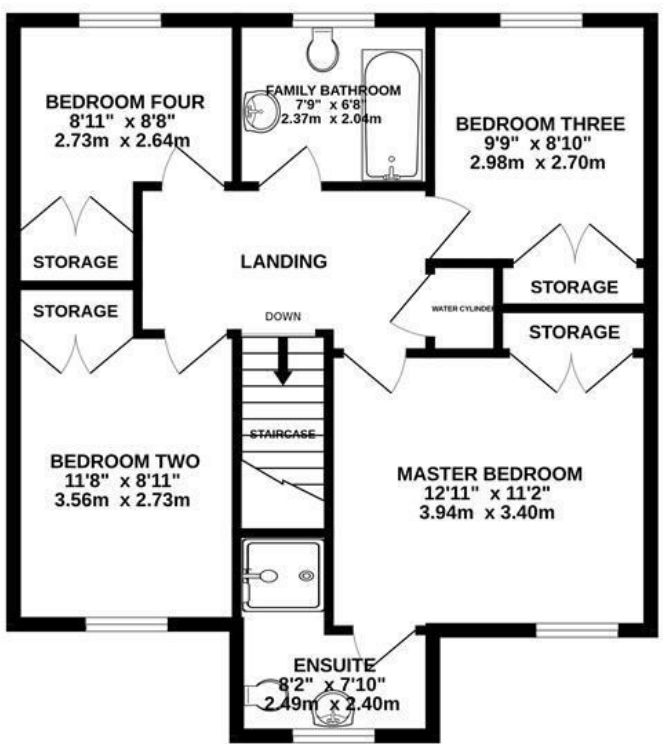


BEN ROSE

GROUND FLOOR
816 sq.ft. (75.8 sq.m.) approx.



1ST FLOOR
659 sq.ft. (61.2 sq.m.) approx.




TOTAL FLOOR AREA : 1475 sq.ft. (137.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	86
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 