



## Copperfield Vale, Clayton-Le-Woods, Chorley

**Offers Over £269,995**

Ben Rose Estate Agents are delighted to bring to the market this charming four-bedroom detached property, tucked away in a quiet cul-de-sac within the highly sought-after area of Clayton Le Woods. Set across three floors, the home offers impressive versatility and has been designed with family living in mind. The location is ideal, with excellent local schools and amenities nearby, as well as superb motorway connections to the M6, M61, and M65. This is a property that truly needs to be viewed to appreciate the quality and comfort it offers.

Upon entering, you are welcomed into a bright entrance hall that provides access to all ground floor rooms. At the front of the home sits a convenient WC and staircase, while adjacent lies a generously sized lounge, illuminated by a large front-facing window that floods the space with natural light.

To the rear of the property is the true heart of the home: an open-plan kitchen, dining, and family area. The kitchen is fitted with a range of wall and base units and has space for freestanding appliances, while the adjoining dining area offers ample room for a large family table and a comfortable seating arrangement. From here, there is access to a spacious under-stair storage cupboard, and patio doors in the family room open directly onto the rear garden, making it perfect for both everyday living and entertaining.

The first floor hosts three well-proportioned bedrooms, including two doubles and a fourth single room that could also serve as a study or nursery. Bedroom two benefits from fitted wardrobes, while a modern three-piece family bathroom, complete with an over-bath shower, serves this floor.

Occupying the entire second floor is the impressive master suite, featuring dual-aspect windows that bring in an abundance of light, a walk-in wardrobe, and a stylish three-piece en-suite shower room. An additional storage cupboard is also located off the landing.

The rear garden is of a good size, enclosed by tall fencing and accessed via a gated side entrance. It offers a blend of lawn, gravel, and patio areas, creating a versatile outdoor space for relaxation and play. Also found here is a convenient lean to with electricity, ideal for use as an additional storage or utility space. To the front of the property, there is parking for two vehicles, along with a detached single garage for further storage or secure parking.

This home combines space, practicality, and location in a way that makes it an exceptional choice for a growing family.





































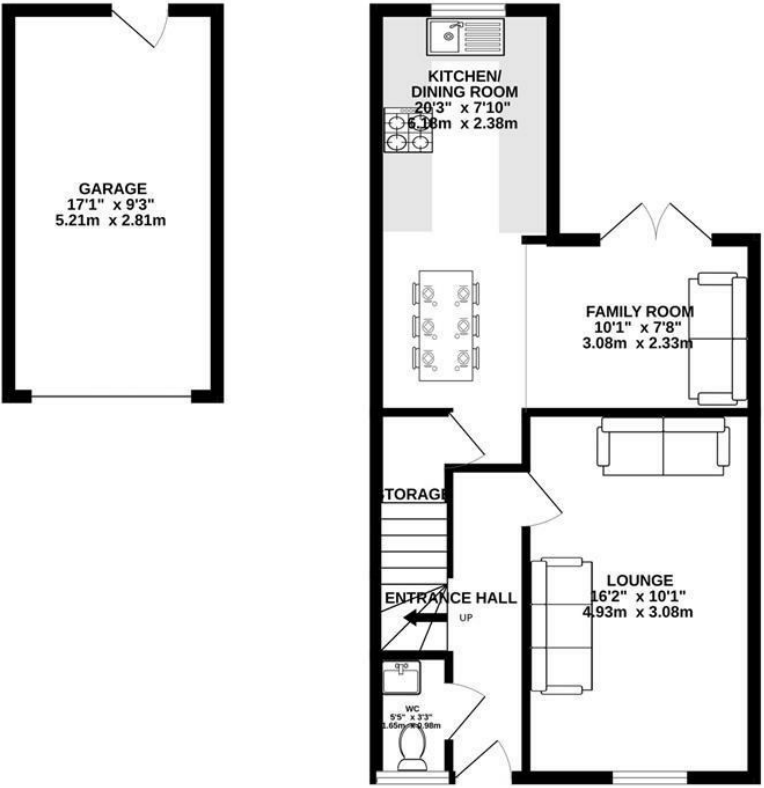




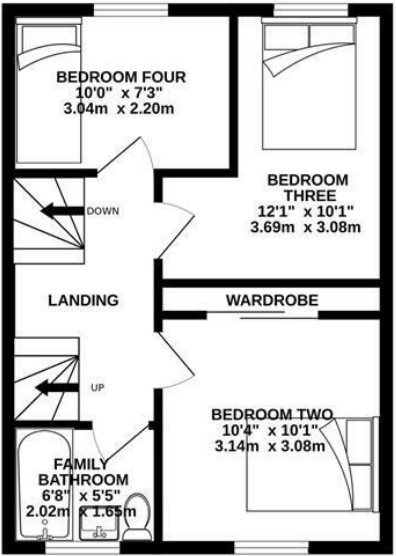


# BEN ROSE

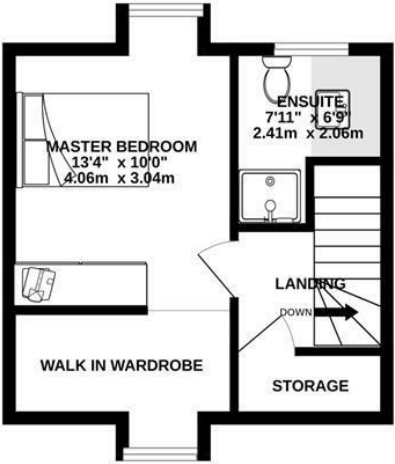
GROUND FLOOR  
636 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



2ND FLOOR  
285 sq.ft. (26.5 sq.m.) approx.






TOTAL FLOOR AREA : 1319 sq.ft. (122.5 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		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	