



Beaufort Close, Buckshaw Village, Chorley

Offers Over £389,995

Ben Rose Estate Agents are pleased to present to market this impressive four-bedroom detached family home situated in the highly sought-after area of Buckshaw Village, Chorley. Offering generous living accommodation throughout, this property is ideal for growing families looking for a modern home in a convenient and vibrant community. Buckshaw Village provides an excellent range of local amenities including well-regarded schools, supermarkets, cafés and leisure facilities, all within easy reach. The location is superb for commuters with Buckshaw Parkway and Chorley train stations close by, providing direct links to Manchester, Preston and beyond, whilst the M6, M61 and M65 motorways are just minutes away, giving easy access to surrounding towns and cities.

Entering the property, you are welcomed into a bright entrance hall which provides access to all ground floor rooms. To the front is the comfortable lounge, perfect for relaxing in the evenings, while a convenient downstairs WC sits off the hallway. The real heart of the home is the exceptionally spacious kitchen/diner, offering a sociable open-plan layout with ample space for a snug or informal seating area and dining. The kitchen benefits from multiple integrated appliances, plenty of worktop space and modern cabinetry, making it ideal for both family life and entertaining. Leading off the kitchen is a handy utility room providing additional storage and space for laundry appliances.

Heading upstairs, the landing leads to four well-proportioned double bedrooms, making this an excellent choice for larger families. Three of the bedrooms benefit from fitted wardrobes, built-in desks and air conditioning units, creating practical spaces for children or home working. The master bedroom is particularly impressive, boasting a luxurious four-piece en-suite with both bath and separate shower. Completing the first floor is the modern four-piece family bathroom, finished to a high standard and offering plenty of space for busy households.

Externally, the front of the property features a driveway providing off-road parking for up to four vehicles, along with access to the integral garage which offers further parking or useful storage. To the rear is a beautifully designed, low-maintenance garden with a large astroturfed area ideal for children to play, a spacious raised deck perfect for outdoor dining and entertaining, and well-stocked flower beds adding colour and character. This superb family home offers a wonderful combination of space, style and location, making it a fantastic opportunity for those looking to settle in the ever-popular Buckshaw Village.



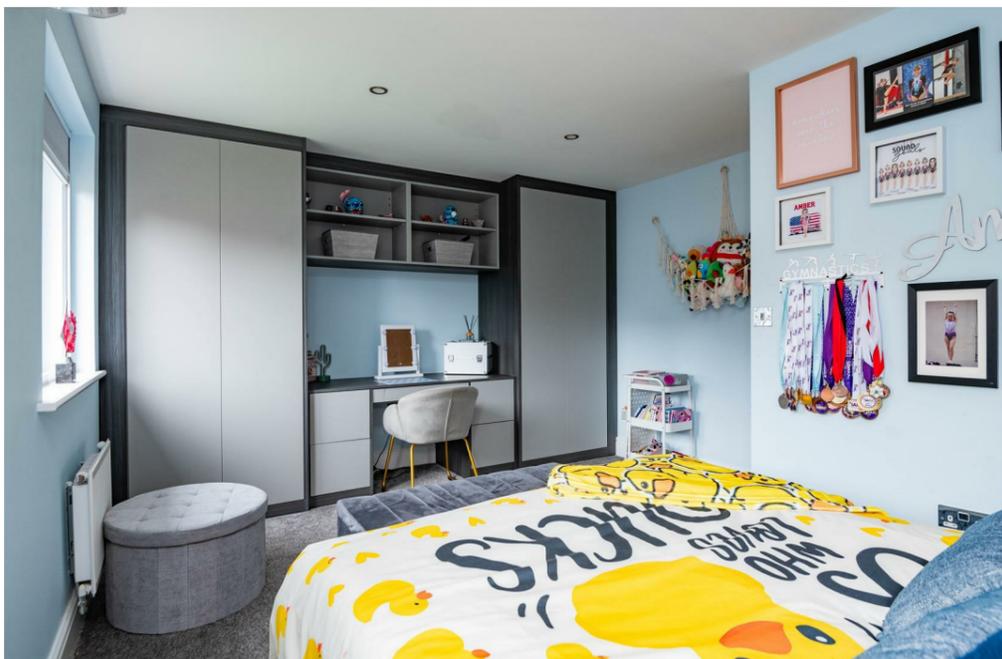










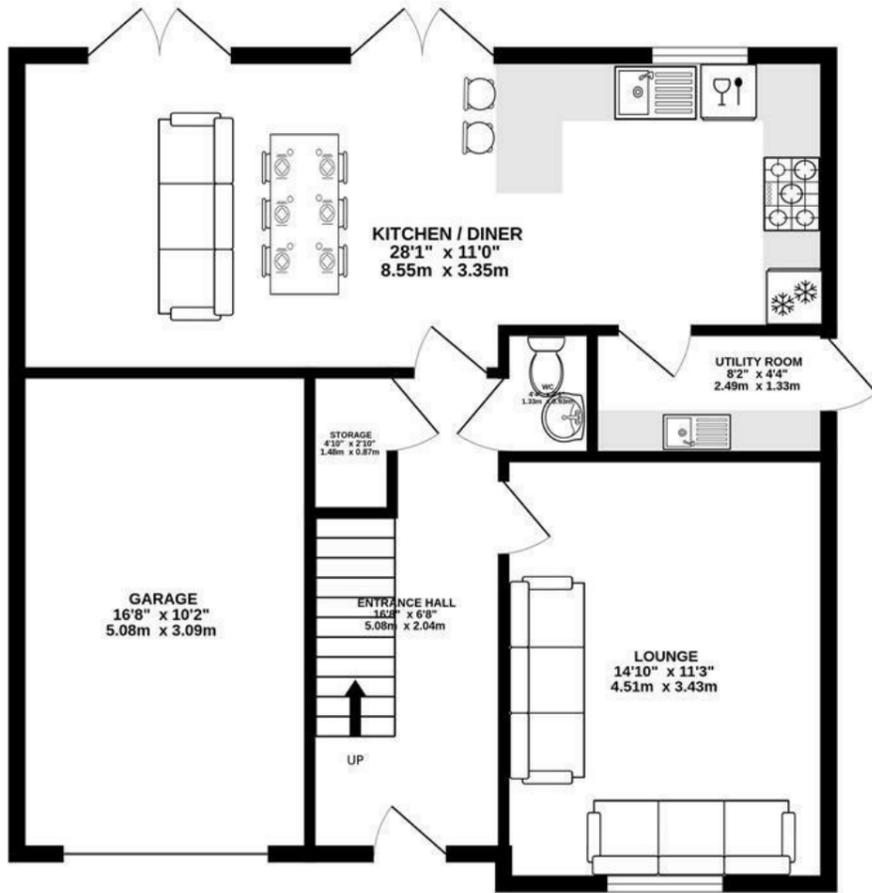




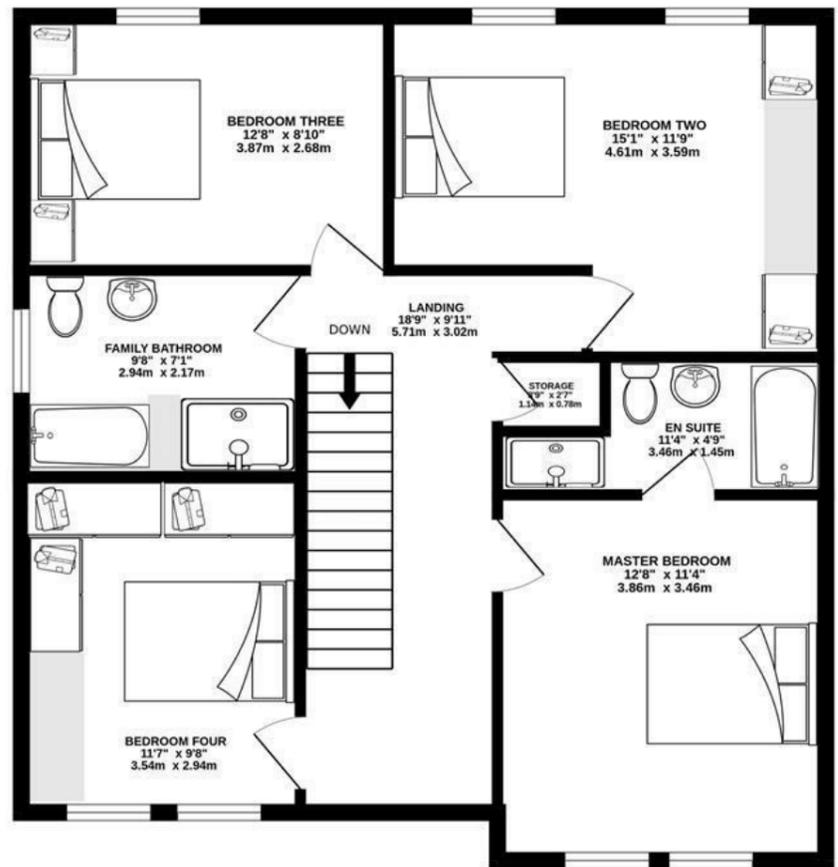




GROUND FLOOR
787 sq.ft. (73.1 sq.m.) approx.



1ST FLOOR
785 sq.ft. (72.9 sq.m.) approx.



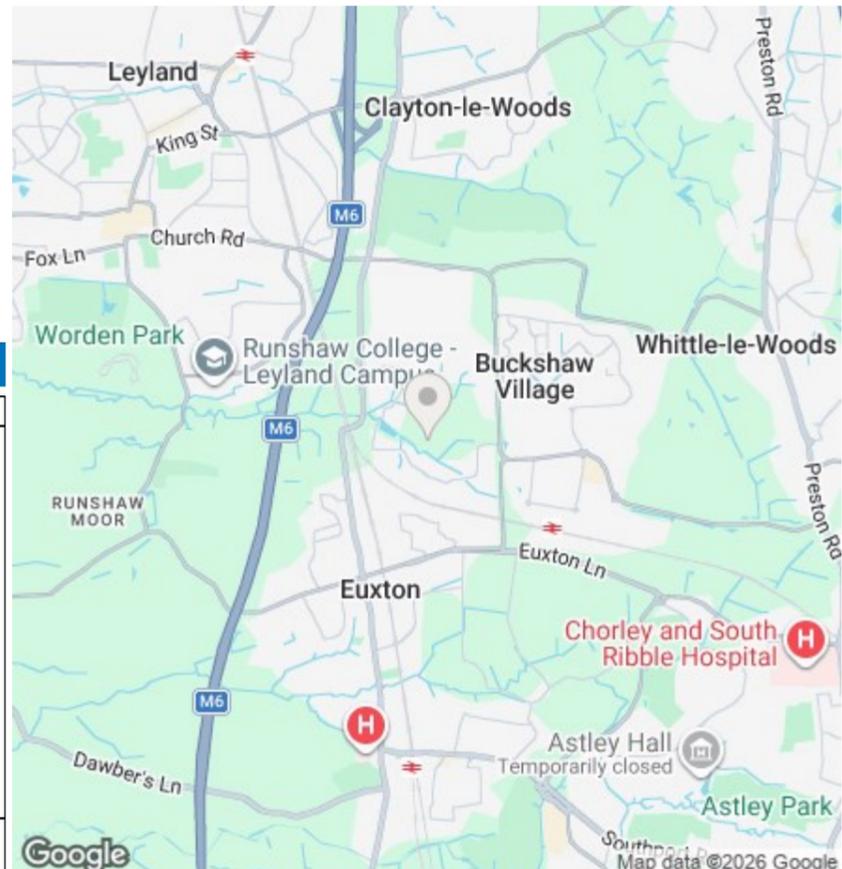
TOTAL FLOOR AREA : 1572 sq.ft. (146.0 sq.m.) approx.

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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(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 (CO₂) 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	