



**redrose**

**10 Sunningdale Drive**

Buckshaw Village, Chorley, PR7 7DU

This impressive four double bedroom detached home offers generous living space and a versatile layout, perfect for modern family life. The property features a spacious lounge and separate dining room, ideal for relaxing and entertaining, alongside a fitted kitchen and convenient utility room. Upstairs, you'll find four well-proportioned double bedrooms, including a master with a contemporary ensuite, plus a family bathroom.

Additional highlights include a downstairs W.C. Outside, the home benefits from a driveway approach providing off road parking leading the garage. A garden laid to lawn with plants, flowers and shrub borders with fenced enclosed boundaries.

**Guide Price £325,000**

EPC Rating 'TBC'





## Property Description

### HALLWAY

A welcoming hallway with laminate flooring, radiator and stairs leading to the upper floor

### LOUNGE

14' 7" x 12' 5" (4.44m x 3.78m) A spacious and well-proportioned lounge providing a bright and comfortable living area, with ample space for a range of furnishings and a pleasant setting for both relaxing and entertaining. Double glazed window to the front aspect, radiator and storage cupboard.

### DINING ROOM

11' 4" x 8' 0" (3.45m x 2.44m) A generous dining room, filled with natural light, offering plenty of space for a full dining table and chairs. Perfect for family meals or entertaining guests, the room provides a comfortable and welcoming setting, seamlessly connecting to the rest of the home. Double glazed French Doors to the rear garden and radiator.



#### KITCHEN

11' 3" x 10' 9" (3.43m x 3.28m) A modern fitted kitchen with wall and base units with complementary work surfaces. Sink, drainer and mixer tap. Integrated fridge freezer, dishwasher, and double electric oven, with five ring gas hob extractor hood inset. Offering ample storage the space is both practical and stylish, ideal for everyday family cooking or entertaining. Double double glazed window to the rear aspect, radiator and access to the utility room.

#### DOWNSTAIRS W.C

A convenient downstairs W.C., fitted with a modern two-piece suite comprising a toilet and wash hand basin. Ideal for guests and everyday use, it offers practical functionality while maintaining a clean and contemporary feel. Double glazed frosted window to the side aspect and radiator.



#### UTILITY ROOM

A practical utility room, offering space for laundry appliances and additional storage. Designed for convenience, it helps keep the main living areas clutter-free while providing a functional workspace. Double glazed window to the side aspect and door to the rear garden.

#### LANDING

A bright and spacious first-floor landing, providing access to the bedrooms and family bathroom



#### MASTER BEDROOM

11' 9" x 0' 0" (3.58m x 0 m) A spacious master bedroom that is bright and airy, the room provides a comfortable and relaxing retreat, with ample space for wardrobes and personal storage. Fitted wardrobes with hanging space, Double glazed window to the front aspect overlooking the green, radiator and door to the ensuite.

#### ENSUITE

A modern three-piece ensuite, fitted with a walk in shower cubicle, wash hand basin inset into vanity unit and low level W.C. Stylish and practical, it offers a convenient and private bathroom space for the master bedroom. Double glazed frosted window the side aspect, part tiled walls and radiator.



#### BEDROOM TWO

12' 1 max" x 8' 9" (3.68m x 2.67 m) A generously sized bedroom, offering plenty of space for a bed and additional furniture. Bright and airy, it provides a comfortable and versatile room, suitable for family, guests, or a home office. Double glazed window to the front aspect overlooking the green and radiator.



#### BEDROOM THREE

11' 7" x 9' 2" (3.53m x 2.79m) Another generously sized bedroom, offering plenty of space for a bed and additional furniture. Bright and airy, it provides a comfortable and versatile room, suitable for family, guests, or a home office. Double glazed window to the front aspect and radiator.

#### BEDROOM FOUR

12' 7 max" x 10' 1" (3.84m x 3.07m) A good-sized fourth bedroom, offering ample space for furnishings and a bright, comfortable atmosphere. Ideal as a child's room, guest room, or versatile home office. Double glazed window to the rear aspect and radiator.



#### FAMILY BATHROOM

12' 7" x 10' 1" (3.84m x 3.07m)

A modern family bathroom fitted with a three-piece suite comprising a bath with shower over, wash hand basin, and W.C., providing a bright and practical space for everyday use. Part tiled walls, double glazed frosted window to the front aspect and radiator.

#### GARAGE

An attached garage with up and over door, power and light.

#### EXTERNALLY

Externally, the property benefits from a well-maintained frontage with a driveway providing off-road parking and access to the garage. To the rear, there is a private enclosed garden, mainly laid to lawn with a patio area, ideal for outdoor dining and entertaining. The garden offers a pleasant space for families and enjoys a good degree of privacy.



#### LOCATION

Buckshaw Village is perfectly situated for commuting to Preston, Manchester or Blackpool with the M6, M61 and M55 motorways minutes away, the new Buckshaw village parkway train station gives links to Manchester Piccadilly, Victoria and Preston. Within walking distance are Tesco, Aldi, an Italian restaurant, coffee shops, barbers and various takeaways. The war horse pub and the Harvester are great for young families. There is a community centre hosting many activities, primary school, doctors' surgery and dentist. the Buckshaw hub offers a brand-new nursery, children's swimming pool, hair salon and cafe. Buckshaw village has everything you could possibly need for young and old alike.





#### MORTGAGES

If you would like a free mortgage consultation our financial adviser will be able to meet with you, discuss your requirements and to assess your mortgage capability. You will receive professional and independent mortgage advice along with any other associated services.

#### TENURE DETAILS

Leasehold -

Service Charge- £150 per year

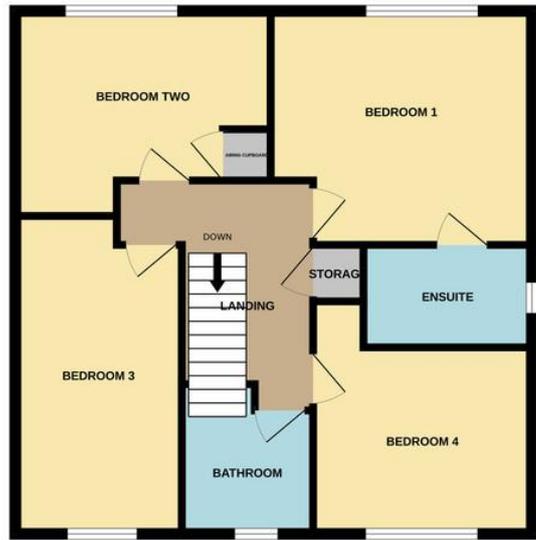
Ground Rent- £280 per year



GROUND FLOOR  
686 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR  
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA: 1354 sq.ft. (125.8 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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