



redrose

36 Dorset Drive

Buckshaw Village, Lancashire, PR7 7DN

This impressive five-bedroom detached family home is spread across three floors, offering versatile and well-proportioned living accommodation ideal for modern family life. The property features a light and airy living room, a contemporary kitchen with ample space for dining, and multiple bathrooms to suit a growing family. Upstairs, the five bedrooms provide flexibility for family, guests, or a home office, with the master bedroom benefiting from an en-suite shower room. private off road parking, a well-maintained garden, and convenient access to local schools, shops, and transport links. Perfectly suited for families seeking comfort, space, and practicality, this home offers an excellent opportunity to move into a highly desirable area.

Guide Price £380,000

EPC Rating '79C'





Property Description

HALLWAY

Composite front door leading to the hallway, which is bright and welcoming, with soft natural light flowing in and creating a warm first impression. Clean lines and neutral tones make the space feel open and calm, setting a peaceful tone for the rest of the home. Stairs rising to the first floor, radiator wood effect laminate flooring and storage cupboard.

DOWNSTAIRS W.C

The downstairs W.C. is neatly presented, featuring a modern two-piece suite and neutral décor. A small window provides natural ventilation, making it a practical and convenient addition to the ground floor.

LOUNGE

18' 6" x 11' 4" (5.64m x 3.45m) This spacious lounge boasts a contemporary design, with clean lines and an open feel. The ample floor space provides flexibility for various furniture layouts, while the abundance of natural light creates a fresh and uplifting environment. Double glazed

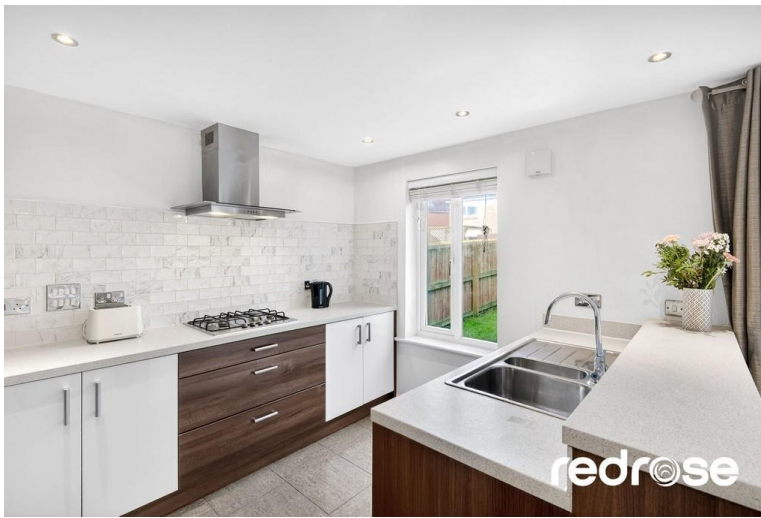




bay window to the front, two radiators and wood effect laminate flooring.

KITCHEN/DINER

19' 4" x 10' 11" (5.89m x 3.33m) This spacious kitchen/diner is the heart of the home, combining style, functionality, and sociability. It features a range of modern fitted units with ample storage and inset work surfaces, seamlessly incorporating a four-ring gas hob, electric oven, and microwave. Other Integrated appliances include a fridge/freezer and dishwasher, providing a streamlined and practical layout. The open-plan design allows space for a dining table, making it perfect for family meals and entertaining guests. Large windows fill the room with natural light, creating a bright and inviting atmosphere. Double glazed French doors and window leading to the rear garden. Part tiled flooring in the kitchen and wood effect laminate flooring in the dining area.



FIRST FLOOR LANDING

Access to the first floor bedrooms and family bathroom. Double glazed window and storage cupboard housing the water cylinder. Stairs to the second floor.

BEDROOM ONE

12' 4" x 10' 4" (3.76m x 3.15m) A warm and inviting bedroom, spacious enough to create a restful retreat. Soft natural light fills the room, highlighting its cosy atmosphere and making it perfect for relaxing. The adjoining en-suite adds convenience and privacy, with modern fittings that complement the comfort and charm of the space. Double glazed window to the front aspect, radiator and built in wardrobes.



ENSUITE

This ensuite offers a luxurious retreat with a contemporary design, including a double tiled walk-in shower unit, wash hand basin inset vanity with ample storage and low level W.C. Elegant tiling, ensuring both style and functionality.

BEDROOM TWO

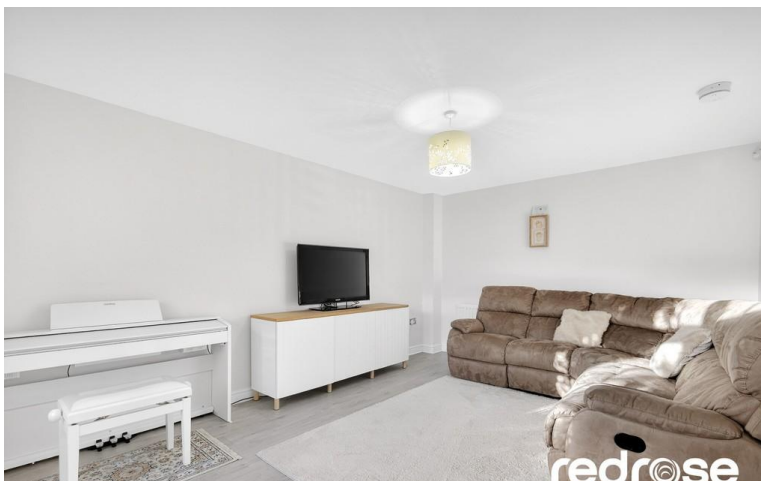
10' 1" x 9' 5" (3.07m x 2.87m) A bright double bedroom featuring natural light and neutral décor with fitted wardrobes. double glazed window to the rear aspect and radiator.

BEDROOM THREE

9' 8" x 7' 5" (2.95m x 2.26m) A cosy single bedroom with space for a single bed and essential furniture, featuring natural light and a neutral décor with double glazed window to the rear and radiator.

BEDROOM FOUR

8' 8" x 7' 1" (2.64m x 2.16m) A well-proportioned bedroom





with space for a bed and furniture, filled with natural light and neutral décor for a flexible, comfortable space. Double glazed window to the front aspect and radiator.

FAMILY BATHROOM

A bright, white three-piece bathroom featuring a panel bath with high level shower fitting, washbasin, and low level W.C. The clean, neutral décor creates a fresh and modern feel, while the practical layout maximizes space and functionality. Perfect for daily use, the bathroom is both stylish and easy to maintain. Double glazed frosted window to the side aspect and heated chrome towel radiator.



SECOND FLOOR LANDING

Access to Bedroom Five and Ensuite

BEDROOM FIVE

19' 7" x 14' 6" (5.97m x 4.42m) A spacious loft conversion bedroom, ideal as a fifth bedroom or flexible living space. Featuring sloped ceilings with natural light from dual aspect room with double glazed window to the rear, skylight window, neutral décor, and plenty of room for a bed and furniture. A versatile addition to the home, perfect for guests, a home office, or a playroom. Under eaves storage, double panel radiator and ceiling recess lighting.



ENSUITE

a spacious double shower cubicle with glass panels, a contemporary rainfall showerhead and handheld shower for ultimate versatility, and high-quality tiling throughout. A sleek vanity unit with ample storage, a modern wash hand basin, and polished chrome fixtures complete the space, while subtle mood lighting and a large mirror create a bright, elegant, and tranquil retreat. Double glazed frosted window to the rear, heated chrome towel radiator, part tiled walls and tiled flooring.

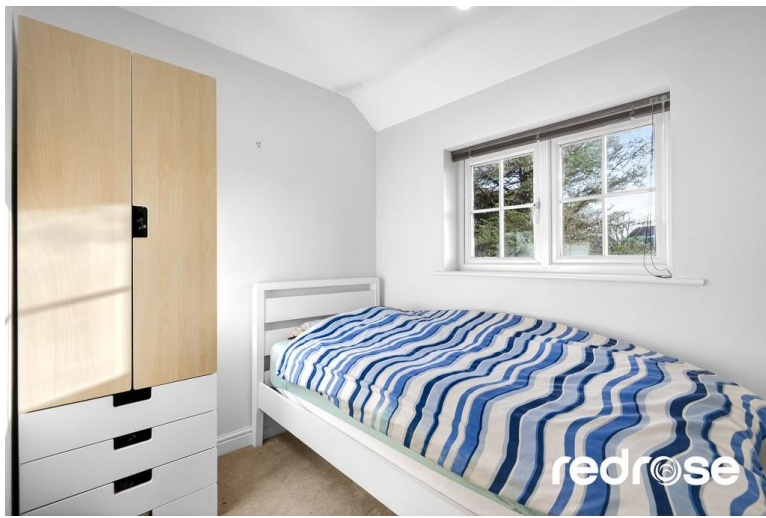
EXTERNALLY

The property benefits from driveway approach leading to the garage, a beautifully landscaped garden, offering a private and tranquil outdoor space perfect for relaxing or entertaining. Featuring manicured lawns, mature shrubs, and patio areas, the garden complements the home's stylish interior. There is also space for outdoor dining and seating, with privacy ensured by well-established boundaries, creating a peaceful retreat in a highly desirable location.



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



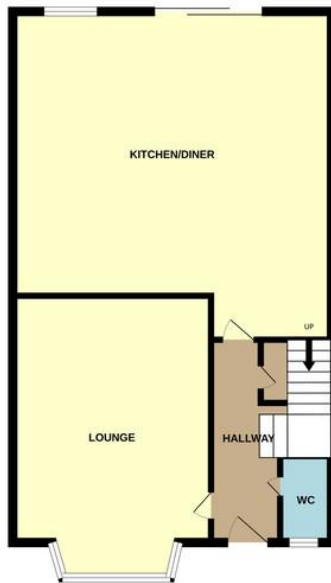
parkway train station gives links to Manchester Piccadilly, Victoria and Preston. Within walking distance are Tesco, Aldi, an Italian restaurant, coffee shops, barbers and various takeaways. The war horse pub and the Harvester are great for young families. There is a community centre hosting many activities, primary school, doctors' surgery and dentist. the Buckshaw hub offers a brand-new nursery, children's swimming pool, hair salon and café. 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.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements