



redrose

32 Rowan Croft

Clayton-le-woods, Chorley, PR6 7UX

A beautifully presented five-bedroom family home with spacious, light-filled living spaces and stylish modern finishes. The ground floor features a welcoming entrance hall, cloakroom WC, open-plan lounge with French doors to the orangery, and a contemporary kitchen/diner with quartz worktops, breakfast island, and integrated appliances, plus a handy utility room. Upstairs, the master bedroom enjoys an en-suite, with four further bedrooms and a luxurious four-piece family bathroom. Outside, a private south-facing garden offers a composite patio, Astro turf, and mature borders. A driveway provides ample parking, leading to a double integral garage with lighting,

Guide Price £440,000

EPC Rating '66D'





Property Description

HALLWAY

Welcoming entrance hall accessed via the front door, featuring laminate flooring and a central heating radiator. The hallway provides access to the downstairs rooms and has stairs rising to the first floor.

DOWNSTAIRS CLOAKROOM W.C

Fitted with a hand wash basin and low-level flush WC, complemented by a front aspect frosted window allowing for natural light while maintaining privacy.

OPEN PLAN LOUNGE/DINER

19' 10" x 19' 1" (6.05m x 5.82m) A bright and spacious open plan living area has been re-decorated and enhanced featuring a front aspect window. The room benefits from a central heating radiator, and TV and telephone connections. Elegant French doors open seamlessly into the orangery, enhancing the flow of space and natural light.



KITCHEN/DINER

16' 3" x 13' 4" (4.95m x 4.06m) A contemporary kitchen boasting a generous selection of wall and base units, complemented by contrasting quartz worktops and a central quartz breakfast island. Rear aspect windows fill the space with natural light, highlighting the tiled flooring and matching splashbacks. The kitchen is fitted with high-quality integrated appliances, including a dishwasher, electric double wall oven and grill, microwave, four-ring induction hob with extractor hood, and a freestanding American-style fridge/freezer. A recessed sink with mixer tap, under-plinth lighting, and ceiling spotlights complete this stylish and highly functional space, perfect for both cooking and entertaining.



ORANGERY

19' 1" x 9' 7" (5.82m x 2.92m) A stunning, light-filled orangery offering an elegant extension of the main living space. Featuring expansive glazing and French doors opening onto the garden, this versatile room enjoys an abundance of natural light throughout the day.

UTILITY ROOM

6' 10" x 5' 2" (2.08m x 1.57m) Well-equipped utility space featuring plumbing for a washing machine, additional worktops, and storage units. Includes a recessed sink with mixer tap, tiled splashbacks and flooring, and convenient access to the integral double garage.



FIRST FLOOR LANDING

Carpeted stairs ascend to a spacious landing, featuring a handy storage cupboard and loft access, combining practicality with a welcoming, airy feel.

MASTER BEDROOM

11' 9" x 11' 8" (3.58m x 3.56m) A light-filled, elegant front-aspect bedroom featuring sleek built-in wardrobes, radiator ensures comfort, while the cleverly designed under-eaves storage offers a seamless blend of practicality and sophistication, creating a truly refined retreat.

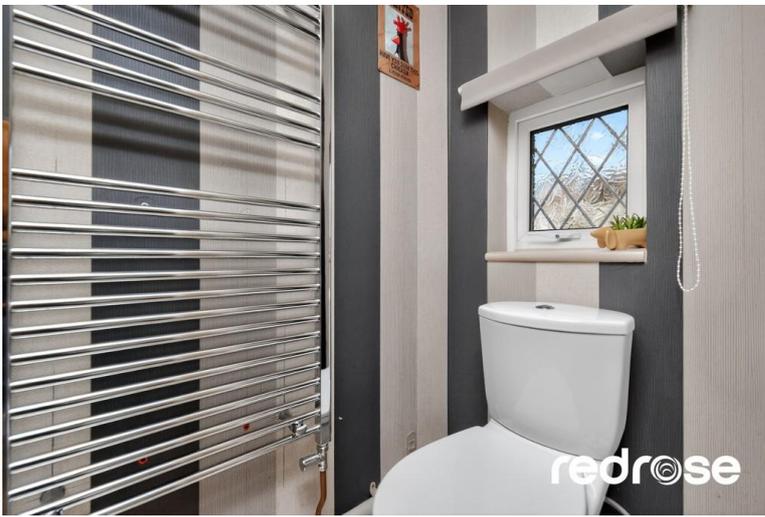
ENSUITE

14' 9" x 4' 2" (4.5m x 1.27m) A beautifully appointed ensuite featuring a walk-in shower cubicle, low-level flush WC, and hand wash basin. Built-in cupboards provide practical storage, a heated towel rail, fully tiled floor and walls, A side-aspect frosted window

BEDROOM TWO

12' 3" x 10' 0" (3.73m x 3.05m) A bright, front-aspect bedroom featuring plush carpeted flooring, a central heating radiator, and built-in wardrobes, offering both comfort and practical storage.





BEDROOM THREE

9' 10" x 9' 10" (3m x 3m) A beautifully light-filled, front-aspect bedroom with a radiator for added comfort, and stylish built-in wardrobes.

BEDROOM FOUR

17' 10" x 6' 8" (5.44m x 2.03m) A spacious rear-aspect double bedroom with double glazed window, radiator, offering a comfortable and tranquil retreat filled with natural light.

BEDROOM FIVE

7' 8" x 6' 8" (2.34m x 2.03 m) A bright rear-aspect bedroom with double glazed window, radiator, providing a versatile and comfortable space that could serve as a bedroom, home office, or guest room.



FAMILY BATHROOM

16' 3" x 6' 4" (4.95m x 1.93 m) A stunning four-piece bathroom featuring a luxurious corner bath, a spacious walk-in shower, and wash basin with storage drawers. A low-level flush WC completes the suite. The room is filled with natural light from a side-aspect window complemented by a wall-mounted mirror, fully tiled floors and walls, a heated towel rail, extractor fan, and recessed ceiling spotlights. This beautifully designed space combines style, functionality, and a spa-like atmosphere.



EXTERNALLY

A generous driveway providing ample off-street parking, leading to a double integral garage, A charming, mature front garden featuring a well-maintained lawn and a welcoming pathway. Offering secure parking. A private, enclosed south-facing garden, perfect for outdoor living and entertaining. Features include a composite patio as well as an additional Astro turf area surrounded by mature borders, plants, and trees, creating a tranquil and low-maintenance outdoor retreat.

INTEGRAL GARAGE

Featuring lighting, electrical points, a handy storage area, and a convenient up-and-over door, combining practicality with ease of use.







First Floor



Total area: approx. 180.4 sq. metres (1942.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 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 are 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