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**6 Steaton Close**

Buckshaw Village, Chorley, PR7 7FR

An exceptional three-storey executive home in the highly desirable Buckshaw Village, perfectly designed for modern family living. The high-spec open-plan kitchen and entertaining space features premium appliances and flows seamlessly into a spacious lounge with a stylish electric fire. The luxurious top-floor suite offers a private retreat with a bespoke dressing area and double-tiled ensuite, while the two additional top-floor rooms are ideal for teenagers, offering space, independence, and privacy. Outside, a porcelain-tiled patio, manicured lawn, driveway for multiple vehicles, and a detached double garage complete this stunning home. Finished to the highest standard, it combines style, comfort, and sophistication for modern family life.

**Guide £695,000**

EPC Rating '80c'





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## Property Description

### HALLWAY

A welcoming hallway finished with high-quality Amtico flooring, offering a stylish and durable entrance to the home. The space provides an excellent first impression, with a bright and modern feel that sets the tone for the rest of the property. Stairs rising the first floor and a door to the downstairs W.C.

### LOUNGE

17' 0" x 11' 4" (5.19m x 3.47m) A bright and generously proportioned lounge providing an ideal space for both relaxing and entertaining. The room features a stylish electric fire with marble hearth and plinth that creates a warm and inviting focal point, complemented by neutral décor and ample natural light. Perfect for modern living, this space offers comfort, elegance, and versatility in equal measure. Double glazed Georgian bar style window overlooking the green to the front and radiator.



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#### DOWNSTAIRS WC

A convenient two-piece suite comprising a wash basin with chrome mixer tap and low-level W.C., complemented by a stylish tiled splashback, tiled floor and warmed by a radiator. Finished to a modern standard, this space offers practicality and a clean, contemporary look.

#### OPEN PLAN KITCHEN/DINER/ENTERTAINING ROOM

20' 6" x 10' 5" (6.27 max m x 3.19 max) 'The Hub of the home' is this exceptional open-plan living space designed for modern luxury and effortless entertaining. The bespoke kitchen features premium AEG appliances, sleek wall and base units with elegant marble counter tops and soft closing drawers. Sink with mixer tap, Integrated AEG electric oven and microwave with 6 ring hob inset the work surface with extractor hood and courtesy light. Dishwasher and American style fridge freezer. Double glazed Georgian bar style window to the front overlooking the green and double window and glazed French door overlooking the rear garden while high-quality finishes and carefully considered design create a sophisticated yet welcoming atmosphere - perfect for both relaxed family living and hosting in style. Porcelain tiled flooring, radiators, ceiling recess lighting and extractor fan.



#### UTILITY ROOM

A well-appointed utility room fitted with matching wall and base units, providing excellent storage and workspace. Complete with a sink, this practical yet stylish space offers convenience for laundry and household tasks while maintaining the home's elegant design. Space for white good, door to storage cupboard and door to the rear garden.

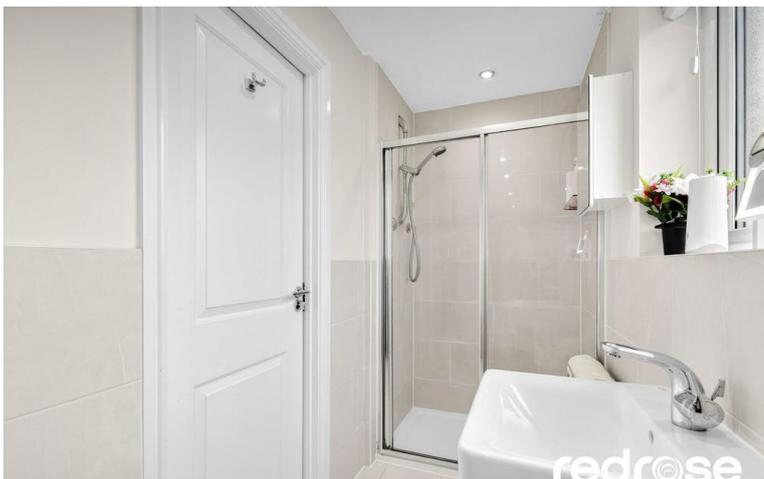


#### FIRST FLOOR LANDING

A bright and spacious first-floor landing providing access to the bedrooms and bathroom. Finished with neutral décor, this welcoming space offers a light and airy transition between the home's private areas.

#### MASTER BEDROOM

12' 5" x 10' 10" (3.79m x 3.32m) A generously proportioned master suite offering a tranquil and luxurious retreat. The room is flooded with natural light with a Georgian Bar style window overlooking the green area to the front and provides ample space for a range of furniture, creating a perfect balance of comfort and elegance. Carefully considered design and finishes enhance the sense of sophistication, making this an inviting and restful space. Leads through to the dressing area.



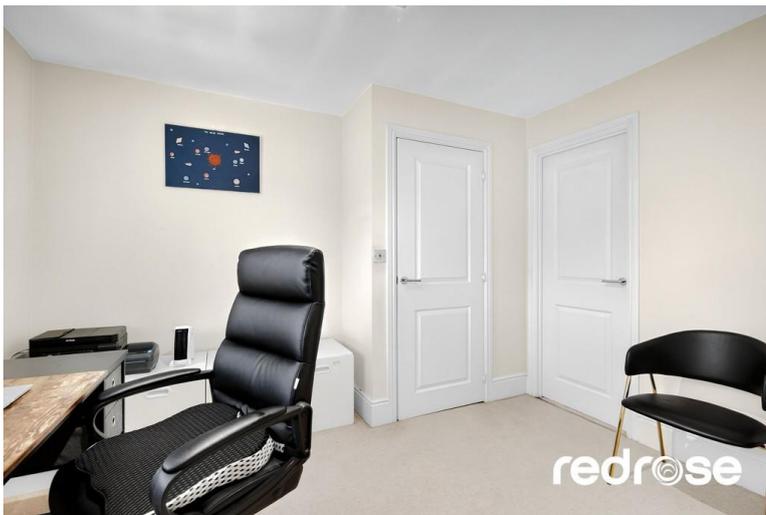


#### DRESSING AREA

6' 8" x 6' 2" (2.05m x 1.90m) A sophisticated and well-appointed dressing area, featuring bespoke Hammond fitted wardrobes that offer extensive storage while maintaining a sleek and elegant finish. This stylish space provides a practical yet luxurious solution for clothing and accessories, perfectly complementing the master suite.

#### ENSUITE

A luxurious ensuite bathroom off the master suite, featuring a double tiled shower cubicle with premium fittings and elegant tiling. Wash hand basin with chrome mixer tap and low-level W.C. Double glazed frosted window overlooking the rear, heated chrome towel radiator, shaver point and bathroom cabinet with mirror. Designed for both comfort and style, the space offers a contemporary, spa-like atmosphere, perfectly complementing the sophistication of the master bedroom.



#### BEDROOM TWO

12' 4" x 11' 6" (3.77m x 3.53m) A spacious second bedroom located at the front of the property, flooded with natural light with a double glazed Georgian Bar style window overlooking the green to the front, radiator and fitted wardrobes with sliding doors. Generously proportioned, it offers ample space for furniture and versatile use, making it ideal as a comfortable guest or family bedroom. Door to bedroom three.



#### BEDROOM THREE

10' 11" x 10' 7" (3.35m x 3.23m) A generously sized double bedroom located to the rear of the property, offering a peaceful and light-filled retreat. The room provides ample space for furniture and versatile living, making it ideal as a comfortable family or guest bedroom. Double glazed window to the rear aspect overlooking the garden, radiator and door to the first-floor landing.

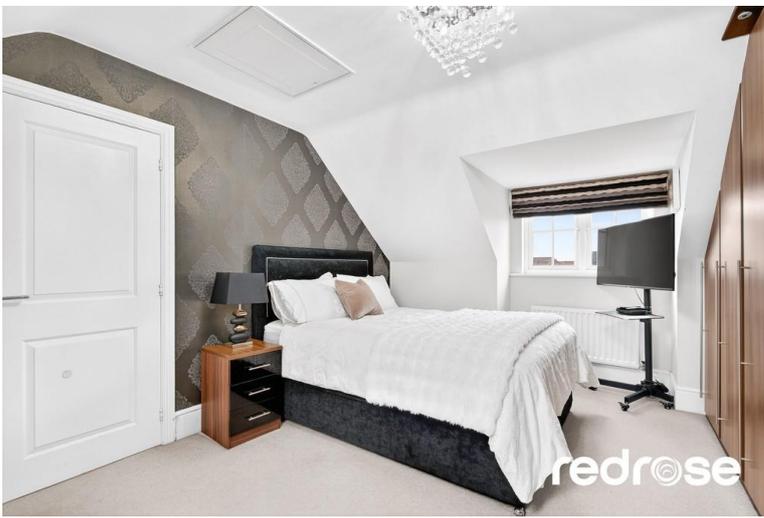
#### FAMILY BATHROOM

A well-appointed three-piece family bathroom, comprising a panel bath with high level shower fitting and glazed screen, wash basin with chrome mixer tap and low-level W.C. Part Tiled walls and tiled flooring. Double glazed frosted window to the rear aspect, bathroom cabinet with mirror, shaver point and heated towel radiator. Finished with modern fixtures and fittings, the space offers a practical and stylish solution for family living.



#### SECOND FLOOR LANDING

A spacious and light-filled second-floor landing, featuring a double-glazed Velux window. Offering generous circulation space, it provides an elegant and airy transition between the bedrooms and other living areas.



#### BEDROOM FOUR

16' 3" x 10' 2" (4.96m x 3.10m) A generously proportioned bedroom on the second floor, offering a bright and airy retreat. The room provides ample space for a variety of furniture layouts, combining comfort and versatility with a light-filled, inviting atmosphere. Door to walk in cupboard with shelving. Double glazed Velux window to the rear and double-glazed window to the front aspect.



#### BEDROOM FIVE

16' 3" x 9' 6" (4.97m x 2.92 m) A spacious and light-filled second-floor bedroom, thoughtfully designed with Sharp fitted wardrobes providing excellent storage while maintaining a sleek, contemporary look. This versatile room combines comfort and style, offering an elegant and practical living space. Double glazed Georgian Bar Style window overlooking the front aspect and double-glazed Velux window making it light and airy.



#### SHOWER ROOM

A modern shower room featuring a fully tiled double shower cubicle, wash basin with chrome mixer tap and low-level W.C. Part Tiled walls, Tiled flooring, Extractor fan and heated chrome towel radiator. Finished to a high standard, the space combines practicality with contemporary style, providing a convenient and elegant bathing solution.



#### EXTERNALLY

An exquisite outdoor retreat to the rear featuring a sleek porcelain-tiled patio perfect for stylish alfresco dining and entertaining. The well-manicured lawn provides a serene and elegant setting, seamlessly extending the home's living space and offering a sophisticated backdrop for outdoor relaxation. Plants and shrub borders with enclosed fenced boundaries. Wooden gate leading the double garage and driveway.

A striking front garden designed for both style and function, featuring a manicured lawn and an elegant porcelain-paved walkway guiding visitors to the front entrance. The expansive driveway accommodates multiple vehicles with ease and leads to a detached double garage, combining practicality with refined design. EV charging point and access to the rear garden. High-quality finishes and meticulous landscaping enhance the property's impressive curb appeal, making a sophisticated first impression.

#### DOUBLE GARAGE

19' 5" x 16' 11" (5.92 max m x 5.17 max m) A spacious detached double garage offering ample room for vehicles, storage, and additional practical use. Finished to a high standard, it complements the property's exterior with a sleek and elegant design, providing both functionality and style.

GROUND FLOOR  
823 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR  
816 sq.ft. (75.8 sq.m.) approx.



2ND FLOOR  
825 sq.ft. (76.6 sq.m.) approx.



TOTAL FLOOR AREA : 2463 sq.ft. (228.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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