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62 Duxbury Manor Way  
, Chorley, PR7 3FJ

A truly exceptional five-bedroom executive detached home in the prestigious Duxbury Manor development. Boasting over 2,600 sq. ft. across three floors, the property features a 19' open-plan kitchen/diner/family room with integrated appliances, 16' lounge with feature fireplace, versatile study, and flexible reception space. The master suite includes a dressing area and luxurious four-piece ensuite, complemented by four further bedrooms, a four-piece family bathroom, and a three-piece shower room. Externally, landscaped gardens, a private patio, off-road parking, and a woodland backdrop offer style, privacy, and tranquillity. Close to Chorley town centre, top schools, and excellent transport links, this home epitomises luxury family living.

**Offers Over £525,000**

EPC Rating 84B



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## Property Description

### HALLWAY

A welcoming and spacious hallway with double glazed window to the front, setting the tone for the home with its contemporary décor and quality flooring. Bright and airy, it provides a smooth transition to the ground floor rooms and creates an inviting first impression for residents and visitors alike.

### DOWNSTAIRS W.C

A sleek and well-presented two-piece cloakroom featuring a wash basin with tiled splash back and low level W.C. Designed with modern convenience in mind, it offers a functional yet elegant space that complements the home's contemporary style. Double glazed frosted window to the front aspect and radiator.

### STUDY

9' 3" x 5' 6" (2.82m x 1.68m) A stylish and contemporary study, perfectly suited for remote working or a peaceful reading space. Finished with modern décor and ample natural light, it complements the home's sophisticated







design while providing a practical and inviting area for everyday use. Two double glazed window and radiator.

#### FAMILY ROOM/GAMES ROOM

18' 0" x 11' 10" (5.49m x 3.61m) This generous and versatile family room provides an ideal space for relaxation, entertainment, or spending quality time together. Beautifully presented with contemporary décor and ample natural light, it offers a warm and inviting atmosphere that adapts perfectly to your lifestyle needs. Whether used as a games room, home cinema, or additional lounge, the room provides excellent flexibility for modern family living. Its spacious layout allows for a comfortable seating area or entertainment setup, making it the perfect hub for both everyday enjoyment and social gatherings.



#### LOUNGE

16' 7" x 11' 0" (5.05m x 3.35m) A bright and spacious lounge enjoying a delightful outlook over the rear garden. This beautifully presented room offers the perfect balance of comfort and style, featuring modern décor, generous proportions, and French doors and windows that flood the space with natural light. The garden views create a calm and relaxing atmosphere, making it an ideal setting for both family living and entertaining guests.



#### KITCHEN/DINER/BREAKFAST ROOM

A luxurious, bespoke kitchen/diner, newly fitted to the highest standard. Featuring sleek contemporary units, premium work surfaces, and integrated appliances comprising of this elegant space seamlessly combines style and functionality. The open-plan layout, flooded with natural light, creates a sophisticated environment for both dining and entertaining, making it the heart of this exceptional home. Double glazed French Doors leading to the rear garden and double glazed window to the side and rear aspect. Radiator.

#### 1ST FLOOR LANDING

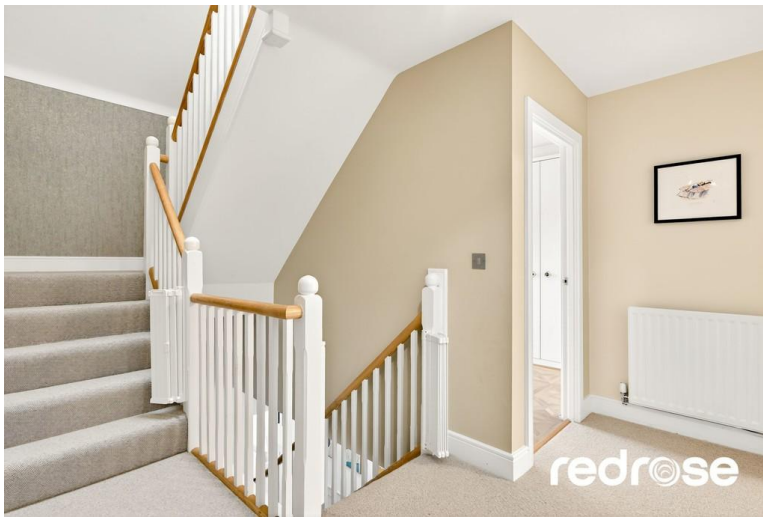
A bright and welcoming first-floor landing providing access to the principal bedrooms and family bathroom. Finished with modern décor and quality flooring, it creates a seamless flow between the living spaces and offers a spacious, airy feel throughout.



#### MASTER BEDROOM

20' 11" x 15' 3" (6.38m x 4.65m) A beautifully presented and generously proportioned master bedroom, designed to offer both comfort and style. Flooded with natural light from a double-glazed window to the front aspect, radiator, it features fitted wardrobes and a serene, airy atmosphere, creating the perfect private retreat within this elegant home.





#### ENSUITE

A luxurious ensuite bathroom designed to the highest standard, featuring a walk-in shower, elegant wash basin, and low-level W.C. Finished with sophisticated tiling, premium fixtures, and contemporary fittings, it provides a serene and indulgent space, offering the ultimate private retreat adjoining the master bedroom. Two double glazed window to the rear aspect.

#### BEDROOM

12' 9" x 8' 10" (3.89m x 2.69m) A well-proportioned double bedroom, bright and inviting with ample space for furnishings. Finished with contemporary décor, it offers a comfortable and versatile space suitable for family, guests, or a home office. Double glazed window to the front aspect and radiator.



#### BEDROOM

10' 8" x 8' 11" (3.25m x 2.72m) A generously proportioned double bedroom, bright and inviting, with ample space for furnishings. Finished to a high standard with contemporary décor, it offers a versatile and comfortable space, ideal for family members, guests, or use as a home office. Double glazed window to the rear aspect and radiator.

#### ENSUITE

A sumptuous four-piece bathroom, featuring a freestanding bath, separate walk-in shower, elegant wash basin, and low-level W.C. Finished to the highest standard with bespoke tiling, contemporary fittings, and stylish fixtures, it provides a serene and indulgent space, combining luxury with practicality for family use. Double glazed frosted window to the rear aspect and radiator.



#### SECOND FLOOR LANDING

A bright and spacious second-floor landing providing access to the bedrooms and family bathroom. Finished with modern décor and quality flooring, it creates a welcoming and airy transition space that complements the home's contemporary design.

#### BEDROOM

15' 5" x 13' 1" (4.7m x 3.99m) A bright and generously proportioned second-floor bedroom, featuring a Velux window that floods the room with natural light. Finished with contemporary décor and quality flooring, this versatile space offers comfort and style, ideal as a bedroom, guest room, or home office. Three double glazed Velux windows and radiator.







#### BEDROOM

15' 0" x 8' 11" (4.57m x 2.72m) A well-proportioned bedroom offering ample space for furnishings and flexible use. Bright and inviting, with contemporary décor, it provides a comfortable and versatile space ideal for family, guests, or a home office. Double glazed Velux window and radiator.

#### ENSUITE

A stylish and contemporary shower room featuring a walk-in shower, wash basin, and low-level W.C. Finished with high-quality tiling and modern fixtures, it provides a practical yet elegant space, ideal for family use or accommodating guests.



#### EXTERNALLY

A beautifully landscaped rear garden, offering privacy and seclusion as it is not overlooked. Featuring a generous paved patio for outdoor dining and entertaining, alongside a well-maintained lawn ideal for relaxation or family activities. Fully enclosed with fencing and secure gated access, the garden provides a peaceful and private outdoor retreat, enhanced by mature planting and thoughtfully arranged borders.

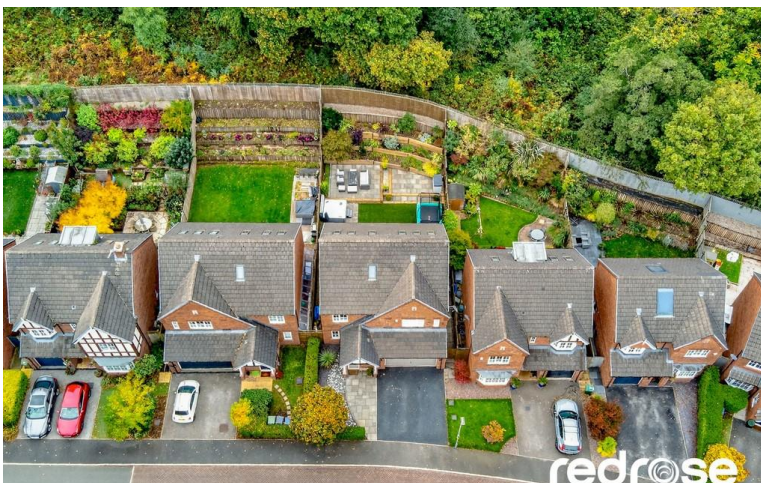
#### LOCATION

Duxbury Manor is a highly sought-after residential neighborhood in Chorley, Lancashire, renowned for its modern, high-specification detached homes and family-friendly atmosphere. The area offers spacious properties, many with integral garages, landscaped gardens, and contemporary interiors, making it ideal for both growing families and professionals. Residents benefit from excellent local amenities, including reputable primary and secondary schools, convenient shopping, and leisure facilities. Duxbury Park and surrounding green spaces provide scenic walking trails and outdoor recreational opportunities, while the area enjoys easy access to the M6 motorway and Chorley railway station, offering direct links to Manchester and Preston.



#### MORTGAGES

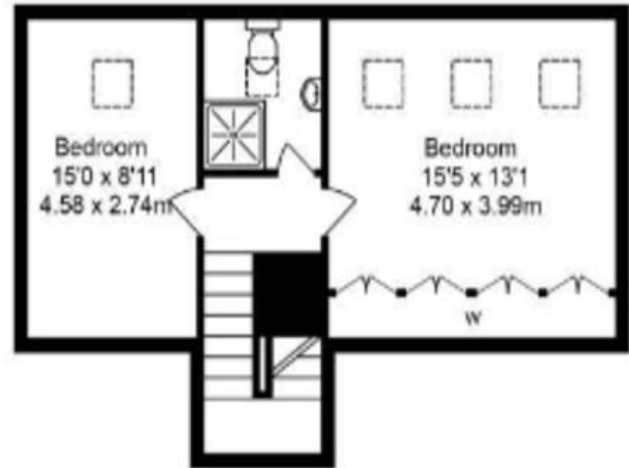
If you would like a free mortgage consultation our financial adviser will be able to meet with you, discuss your requirements and to assess your mortgage capability. You will receive professional and independent mortgage advice along with any other associated services.



# Duxbury Manor Way, Chorley

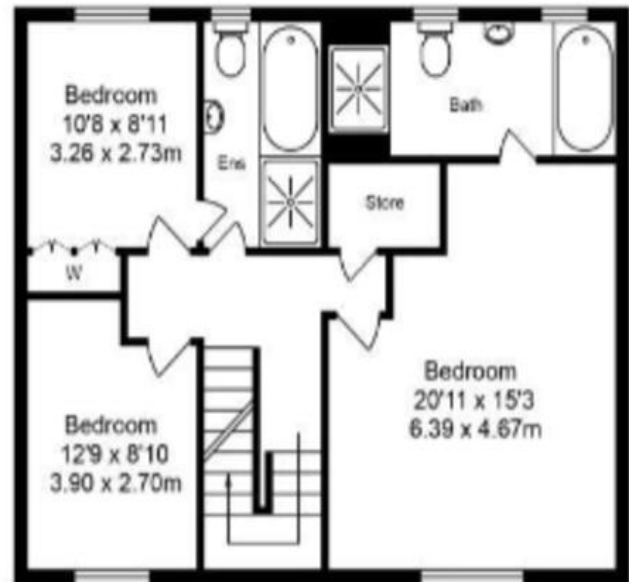
Total Approx. Floor Area 2314 Sq.ft. (215.0 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



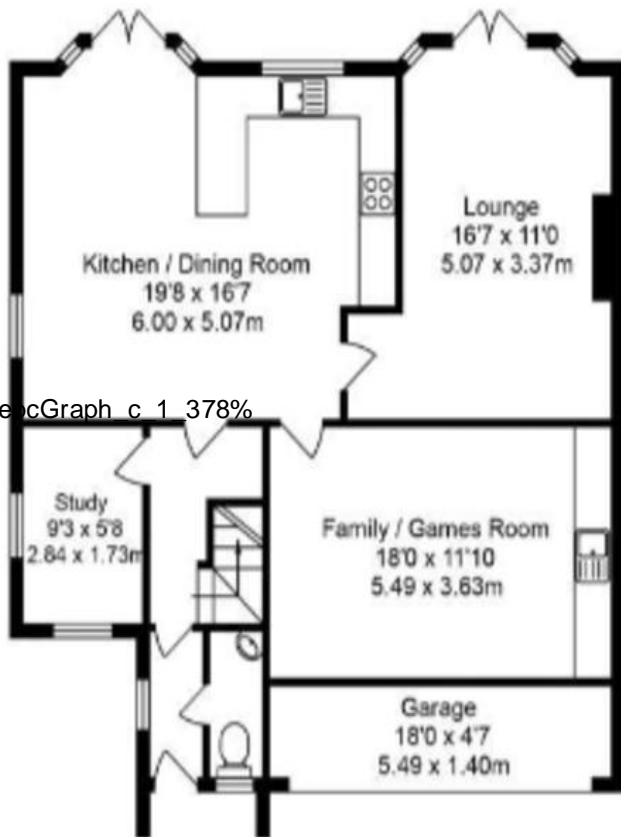
Second Floor

Approx. Floor  
Area 506 Sq.Ft  
(47.0 Sq.M.)



First Floor

Approx. Floor  
Area 807 Sq.Ft  
(75.0 Sq.M.)



Ground Floor

Approx. Floor  
Area 1001 Sq.Ft  
(93.0 Sq.M.)

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