



**redrose**

**21 Poole Avenue**

Buckshaw Village, Chorley, PR7 7FP

Situated on the ever popular 'Sandy Lane' development, this fabulous 4 bedroom detached family home is perfect for a growing family. With 2 ensuite bathrooms, 4 double bedrooms, large kitchen/diner leading to a dual aspect lounge and generous study. the property has a double garage to the side with electric charging point and ample parking. Dual zone hive thermostat, wireless security alarm, front doorbell with camera and motion sensitive rear light with camera overlooking the garden.

**Offers Over £550,000**

EPC Rating '81b'





## Property Description

Set within the ever-popular Sandy Lane development, this fantastic four-bedroom detached home is perfectly designed for growing families.

Inside, you'll find four generously sized double bedrooms, including two with their own en suite bathrooms-making mornings a breeze for busy households. The spacious kitchen/diner is ideal for family mealtimes and gatherings, and it opens into a bright, dual-aspect lounge where everyone can relax together. There's also a large study, perfect for homework, working from home, or even a playroom.

Outside, the home offers a double garage with an electric car charging point, plus plenty of driveway parking. Thoughtfully equipped with family-friendly features like a dual-zone Hive thermostat, wireless security alarm, a video doorbell, and a rear garden camera with motion sensor lighting-your family's comfort and safety come first.





With plenty of space, smart features, and a location families love, this home is ready to welcome its next chapter.

#### HALLWAY

13' 10" x 9' 0" (4.22m x 2.75m) Step into a welcoming, modern hallway that sets the tone for the rest of the home. Finished with sleek flooring, clean lines, and neutral décor, it offers a bright and spacious entrance that feels both stylish and practical. This hallway is designed to keep everyday life organised while making a great first impression. Front door with glass leaded panel, double glazed side window. Stairs to first floor with balustrades and light oak banister rail. Door to under stairs storage cupboard, radiator with newly added control valves and ceiling light point. Doors to connecting rooms.



#### STUDY/SNUG

13' 9" x 10' 5" (4.19m x 3.18m) A flexible study/snug offers the perfect space to suit your lifestyle. Whether you need a quiet home office, a cosy reading nook, a kids' playroom, or a second TV room, this adaptable room provides comfort and privacy away from the main living areas. Light and well-proportioned, it's a great addition for modern family living. This is a fabulous size second reception room with large double glazed leaded bay window to front, TV point, Telephone point, radiator with newly added control valves and ceiling light point.



#### LOUNGE

21' 6" x 12' 6" (6.55m x 3.81m) Enjoy a light-filled, dual-aspect lounge that offers both space and versatility-perfect for family living and entertaining. Large windows on two sides flood the room with natural light throughout the day, creating a warm and inviting atmosphere. Generously proportioned, this stylish living area provides plenty of room for relaxing, hosting guests, or enjoying quiet evenings in. A true heart of the home. Double glazed leaded window to front and large double glazed window overlooking the fabulous rear garden. Double panelled doors leading through to dining / Kitchen / Family Room. Telephone point, TV point, two radiators with newly added control valves and two ceiling light points. Feature electric fire with white surround and decorative stones.



#### KITCHEN/DINING/FAMILY ROOM

23' 8" x 13' 6" (7.21m x 4.11m) At the heart of the home is a stunning high-gloss fitted kitchen, designed for both style and functionality. Featuring sleek, contemporary cabinetry, ample storage, and high-end integrated appliances, it offers a clean and modern aesthetic that's easy to maintain. The open-plan layout flows effortlessly into the dining area, making it the perfect space for family meals and entertaining. Fully fitted kitchen with wall and



base units in high gloss white with granite worktops and upstands. Double glazed window to rear. Integrated appliances including 6 ring gas hob with wok burner, extractor over. splashback, double AEG oven, dishwasher. Stainless steel 1½ inset sink with drainer, space for American fridge/freezer. Island unit with breakfast bar to one side. open plan leading to the dining/family room. led downlights, door leading to;

Double glazed sliding patio doors leading to garden and patio. radiator with newly added control valves, ceiling light points. Double panelled doors to lounge, high gloss cream porcelain tiled flooring throughout, open plan leading to..



#### UTILITY ROOM

5' 11" x 5' 1" (1.8m x 1.55 m) A separate utility room adds convenience and practicality to everyday living. With fitted units, dedicated space for laundry appliances, and additional storage, it helps keep the main kitchen clutter-free. Ideal for busy family life, this useful space also provides direct access to the outside-perfect for muddy boots, school bags, or pet essentials. Part glazed door to side garden. Granite worktop and upstands with stainless steel inset sink with granite drainer. Wall units including cupboard to wall housing boiler. Base unit and plumbing for washer/dryer, porcelain tiled flooring and led downlights.



#### CLOAKS W.C

5' 1" x 3' 9" (1.55m x 1.14m) A convenient two-piece downstairs W.C. is perfectly positioned for guests and everyday family use. Stylishly finished with a modern sink and toilet, it adds practicality without compromising on design-ideal for busy households. Ceiling light point, heated towel rail and extractor.

#### FIRST FLOOR

#### LANDING

15' 7" x 6' 5" (4.75m x 1.96m) Stairs from first floor with balustrades and light oak banister rail. Loft hatch, ceiling light point, door to storage cupboard with water tank and doors to connecting rooms.

#### MASTER BEDROOM

16' 4" x 15' 3" (4.98m x 4.65m) The master bedroom is a true retreat-spacious, serene, and beautifully presented. Offering plenty of room and additional furnishings, it features a private ensuite for added comfort and convenience. Large windows allow natural light to pour in, creating a calm and relaxing atmosphere-the perfect place to unwind at the end of the day. Lovely bright master with double glazed leaded window to front. Hammond fitted wardrobes to one wall in Libretto white with hanging rails





and shelves. Radiator with newly added control valves, ceiling light point, telephone point, TV point door to;

#### EN SUITE

9' 8" x 5' 11" (2.95m x 1.8m) Double glazed leaded window to front, tiled flooring, Walk in 'wet room style' shower with Hydramax power shower with glass side panel. W/C, wash hand basin with mirror over and shaving point. Heated towel rail, led downlights and extractor.

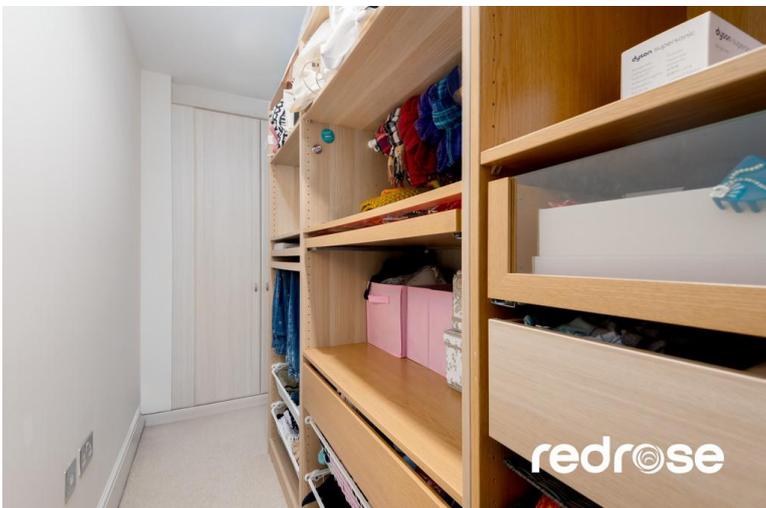
#### BEDROOM TWO

13' 11" x 11' 10" (4.24m x 3.61m) This spacious double bedroom offers plenty of room for a large bed and additional furniture, making it a comfortable and versatile space. Bright and airy, it's perfect for family members or guests, with ample storage options to keep the room neat and organised. Double glazed window to rear. Hammond fitted wardrobes in Libretto Oak, radiator with newly added control valves, ceiling light point, door leading to;



#### EN SUITE

7'8 x 4'4 The master ensuite is sleek and contemporary, offering both style and convenience. Fitted with a walk-in shower, modern vanity unit, and quality fixtures, it provides a private and practical space to start and end your day in comfort. Finished with tasteful tiling and clean lines, it complements the master bedroom perfectly. Double glazed window to rear, tiled floor, w/c and wash hand basin with mirror over, shaving point, Hydramax power shower, walk in double shower cubicle with sliding glass doors, fully tiled interior. Heated towel rail, extractor and led downlights.



#### BEDROOM THREE

12' 6" x 10' 4" (3.81m x 3.15m) Another generously sized double bedroom provides flexible living space, ideal for family members, guests, or even a home office. With plenty of natural light and ample room for furniture and storage, this bright and comfortable room adapts easily to your needs. Double glazed leaded window to front, radiator with newly added control valves and ceiling light point.

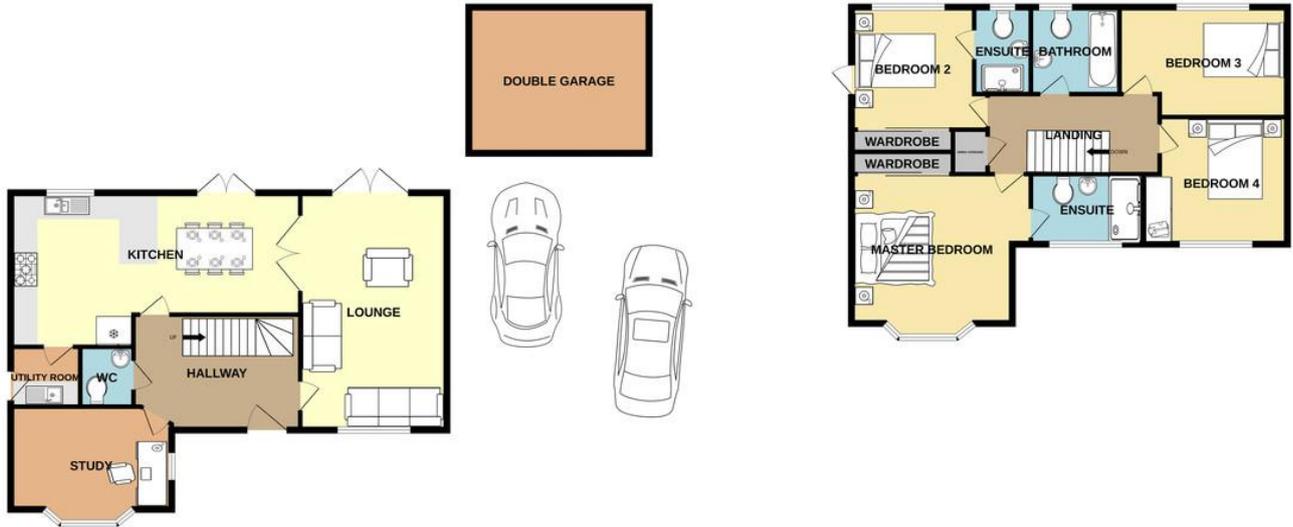


#### BEDROOM FOUR

11' 2" x 10' 11" (3.4m x 3.33m) The fourth double bedroom continues the theme of spacious and versatile living areas. Bright and well-proportioned, it's perfect as a children's room, guest bedroom, or hobby space-offering plenty of room for furniture and storage to suit your lifestyle. Double glazed window to rear elevation, radiator with newly added control valves and ceiling light point.

GROUND FLOOR

1ST 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	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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