



**redrose**

**4 Summerfield Walk**

Buckshaw Village, Chorley, PR7 7EX

An exceptional executive family home set over two spacious floors, enhanced by a rear extension for flexible modern living. The property offers five/six generous bedrooms, including two ensembles. Three well-proportioned reception rooms provide space for both entertaining and family life. The kitchen/dining area, part of the rear extension, features bi-fold doors opening onto a beautifully landscaped, south-facing garden. Ample driveway parking to the front leads to a full-size double garage. Combining style, space, and practicality, this home is ideal for a growing family.

**Offers Over £550,000**

EPC Rating '81B'





## Property Description

### HALLWAY

A welcoming hallway with a staircase leading to the first floor, featuring elegant Amtico flooring that combines style and durability. The space is bright and airy, providing an inviting introduction to the home and a smooth flow into the reception rooms beyond

### DOWNSTAIRS W.C

A sleek and practical two-piece downstairs W.C., thoughtfully designed with modern fixtures including a toilet and wash basin. Perfectly positioned for convenience, it offers a clean, functional space with a contemporary finish.

### STUDY

11' 8" x 7' 10" (3.56m x 2.39m) A bright and versatile study, ideal for working from home or as a quiet reading space. Featuring ample room for a desk and storage, it combines functionality with a calm, inviting atmosphere.



#### LOUNGE THROUGH TO EXTENSION

18' 2" x 11' 8" (5.54m x 3.56m) An impressive, spacious lounge with a dual-aspect layout, bathing the room in natural light. The striking fireplace serves as a stunning focal point, creating a warm and inviting space perfect for both relaxing evenings and entertaining guests in style.

#### SUN ROOM

10' 11" x 4' 10" (3.33m x 1.47m) A stunning rear extension creating a bright and open-plan living space with Vinyl flooring seamlessly connecting the indoors with the outdoors through full-width bi-fold doors. Flooded with natural light, it offers a perfect setting for modern family living and stylish entertaining, opening directly onto the south-facing landscaped garden.



#### DINING ROOM

14' 5" x 10' 1" (4.39m x 3.07m) A beautifully proportioned dining room, perfect for family meals and entertaining. Bright and inviting, it offers ample space for a large table and flows effortlessly into the kitchen and living areas, creating a seamless space for modern family life.

#### KITCHEN/DINER

19' 10 max" x 16' 0" (6.05m x 4.88m) A stunning kitchen/diner featuring sleek granite work surfaces and a full range of integrated appliances, combining style and functionality. The spacious layout is perfect for family meals and entertaining, with plenty of room for dining and socializing in a bright, contemporary environment. Double glazed Bi Folding doors to the rear garden.



#### UTILITY ROOM

11' 10" x 6' 0" (3.61m x 1.83m) A practical and well-equipped utility room featuring wall and base units, a stainless steel sink with drainer, and space for white goods. A dedicated cupboard housing the wall mounted gas central heating boiler, combining functionality with smart storage to keep the home organized and efficient.

#### LANDING

An elegant galleried landing that creates a sense of space and grandeur, overlooking the lower floor and flooding the home with natural light. This striking feature provides a stylish central hub, connecting the upper-floor bedrooms with effortless flow.



#### MASTER BEDROOM

17' 1" x 11' 11" (5.21m x 3.63m) A generously sized master bedroom to the front of the home, filled with natural light and offering a serene retreat creating a comfortable and elegant private sanctuary. Three double glazed windows to the first floor, radiator and built in wardrobes with hanging space.



#### ENSUITE

6' 1" x 3' 1" (1.85m x 0.94m) A contemporary three-piece shower ensuite, featuring a modern shower, toilet, and wash basin. Bright and stylish, it provides a private and practical space, combining comfort with a sleek, modern finish. Double glazed frosted to the side and radiator.

#### BEDROOM TWO

14' 1" x 12' 8" (4.29m x 3.86m) A spacious double bedroom featuring fitted wardrobes and a stylish ensuite. Bright and airy, it offers a comfortable and private retreat, combining practicality with a touch of luxury. Double glazed window to the rear aspect and radiator.



#### ENSUITE TWO

6' 5" x 3' 11" (1.96m x 1.19m) A contemporary three-piece shower ensuite, featuring a modern shower, toilet, and wash basin. Bright and stylish, it provides a private and practical space, combining comfort with a sleek, modern finish.

#### BEDROOM THREE

12' 6" x 11' 6" (3.81m x 3.51m) A spacious third bedroom, filled with natural light from two double glazed windows to the front aspect and radiator. Generously proportioned, it offers a bright and versatile space, ideal as a comfortable bedroom or adaptable for other uses.



#### BEDROOM FOUR

12' 3" x 8' 11" (3.73m x 2.72m) A generous and inviting lounge, perfect for relaxing or entertaining. Light-filled and versatile, it provides ample space for seating and socializing, creating a warm and welcoming heart to the home. Double glazed window to the rear aspect and radiator. Fitted wardrobes

#### BEDROOM FIVE

9' 7" x 9' 0" (2.92m x 2.74m) A well-proportioned fifth bedroom, bright and versatile, offering ample space for use as a guest room, home office, or additional living area. Its generous layout ensures comfort and flexibility for a variety of needs.



#### BEDROOM SIX

8' 5" x 6' 5" (2.57m x 1.96m) A single sixth bedroom located to the front of the home, bright and airy with natural light. Ideal as a cosy bedroom, home office, or nursery, it offers a versatile space to suit a variety of needs. Double glazed to the front aspect and radiator.



#### DOUBLE GARAGE

A full-sized double integrated garage, complete with power, lighting, and an up-and-over door. Offering ample space for vehicles and storage, it combines practicality with convenience and easy access.

#### EXTERNALLY

A striking exterior featuring a private entrance for the five houses and has a double driveway approach, bordered by carefully maintained plants and shrubs, providing ample parking for several vehicles and an electric charging point. To the rear, a beautifully landscaped garden offers a private and tranquil outdoor space, perfect for relaxing or entertaining with plants, flowers and shrub borders. Fenced enclosed boundaries.



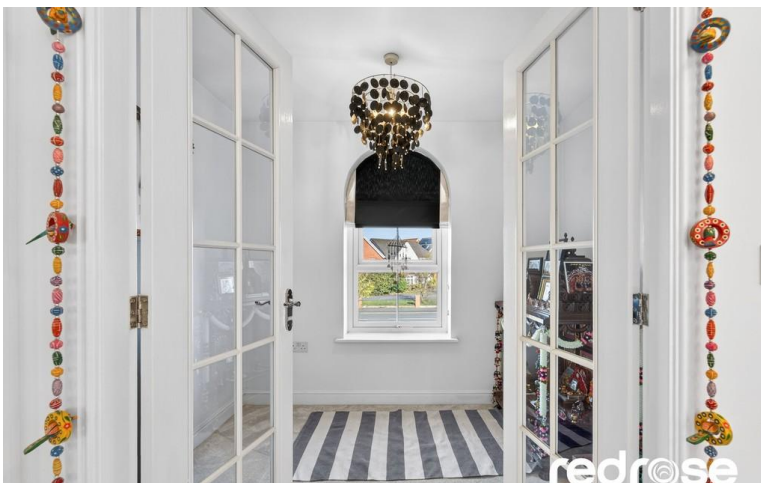
#### LOCATION

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 cafe. 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  
1489 sq.ft. (138.4 sq.m.) approx.



1ST FLOOR  
1459 sq.ft. (135.6 sq.m.) approx.



TOTAL FLOOR AREA : 2949 sq.ft. (273.9 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	81 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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