



redrose

23 Cloverfields

Clayton-le-woods, , PR6 7RR

This well-presented home offers spacious and versatile accommodation, ideal for modern family living. The ground floor comprises a welcoming entrance hallway leading to a generous lounge through room, providing a bright and flexible living and dining space. The fitted kitchen offers ample storage and worktop space, complemented by a separate utility room and convenient downstairs W.C. Additional living space is provided by a garage conversion, ideal as a home office, playroom or additional sitting area, along with an orangery style room, overlooking the rear garden. To the first floor, the property features a spacious master bedroom, two further well-proportioned bedrooms and a family bathroom.

Guide Price £280,000

EPC Rating 'TBC'





Property Description

HALLWAY

Entrance Hallway providing access to the ground floor accommodation with radiator, cupboard housing the metres and stairs rising to the first floor.

LOUNGE THROUGH ROOM

22' 11" x 14' 1 max" (6.99m x 4.29m) A spacious and well-proportioned lounge through room, offering a bright and airy living space ideal for both relaxing and dining. The room benefits from generous proportions, ample natural light and a versatile layout, making it perfect for modern family living and entertaining. Double glazed window to the front aspect, double panel radiator, ceiling coving and dado rail. Doors into the conservatory.





KITCHEN

A well-presented fitted kitchen offering a range of wall and base units with complementary work surfaces, providing ample storage and workspace, ideal for everyday cooking. Bowl and half stainless-steel sink with drainer and mixer tap. Part tiled walls, space for cooker and white goods. Double glazed window overlooking the conservatory, Door to garage conversion.

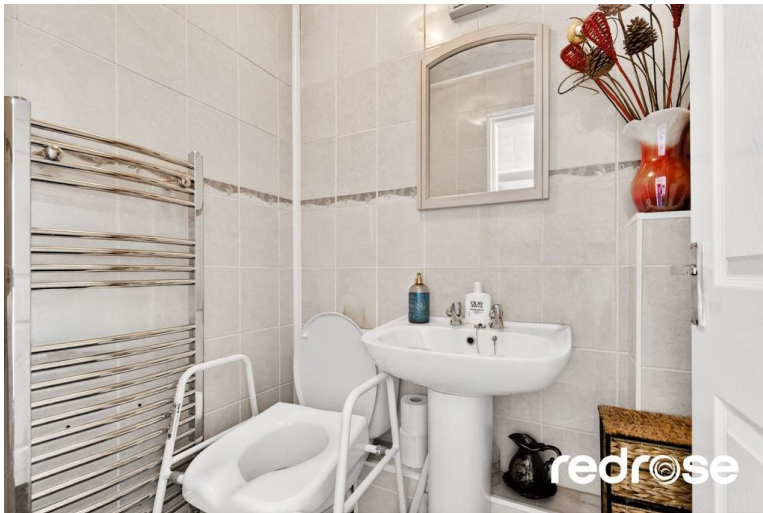


UTILITY ROOM

7' 9" x 6' 1" (2.36m x 1.85m) A practical and useful space providing additional storage and laundry facilities, helping to keep the main kitchen area clutter-free. Wall and base units with complimentary work surfaces over. Space for white goods, double glazed door and window to the rear aspect and double radiator.

W.C

A convenient ground floor cloakroom fitted with a low level W.C and wash hand basin. Finished to a practical standard, offering a useful addition for guests and everyday family use. Chrome radiator, part tiled walls, extractor fan



GARAGE CONVERSION

12' 3" x 7' 11" (3.73m x 2.41m) A versatile additional reception room created from the original garage, offering flexible use as a home office, playroom, or additional sitting area, finished to a good standard. Double glazed patio doors to the front aspect. Laminate flooring.

ORANGERY STYLE ROOM

17' 0" x 12' 10" (5.18m x 3.91m) A bright and versatile additional living space with views over the rear garden, ideal for dining, relaxing or entertaining, and offering access to the outdoor area. Double glazed windows and door to the rear garden.

LANDING

A spacious first floor landing providing access to the bedrooms and family bathroom, with a light and airy feel.



MASTER BEDROOM

11' 5" x 9' 7" (3.48m x 2.92m) A spacious and well-proportioned double bedroom offering ample space for bedroom furniture, with a bright and comfortable feel, ideal as the main sleeping accommodation. Double glazed window to the front aspect, radiator and built in cupboard.



BEDROOM TWO

11' 0" x 8' 10" (3.35m x 2.69m) A well-proportioned double bedroom offering comfortable space for furnishings, suitable for a range of uses including guest accommodation, children's room, or home office if required. Double glazed window to the rear and radiator.

BEDROOM THREE

7' 10" x 7' 10" (2.39m x 2.39m) A well-proportioned third bedroom offering flexible use as a bedroom, study or nursery, with space for essential furnishings. Double glazed window to the front, radiator and cupboard.

EXTERNALLY

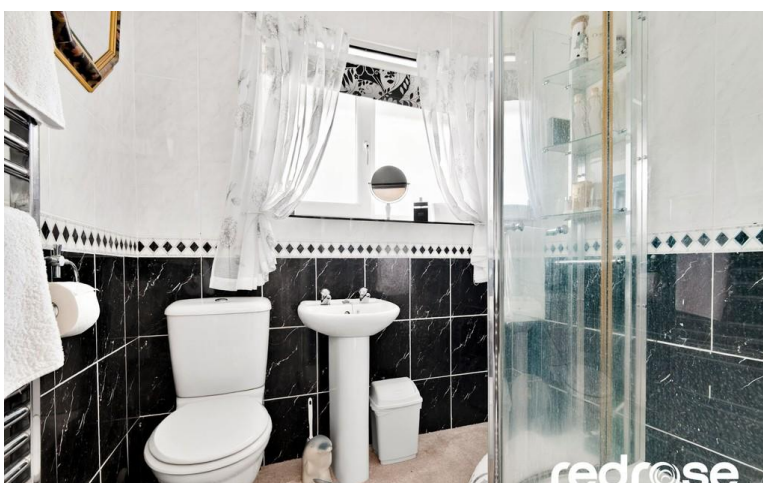
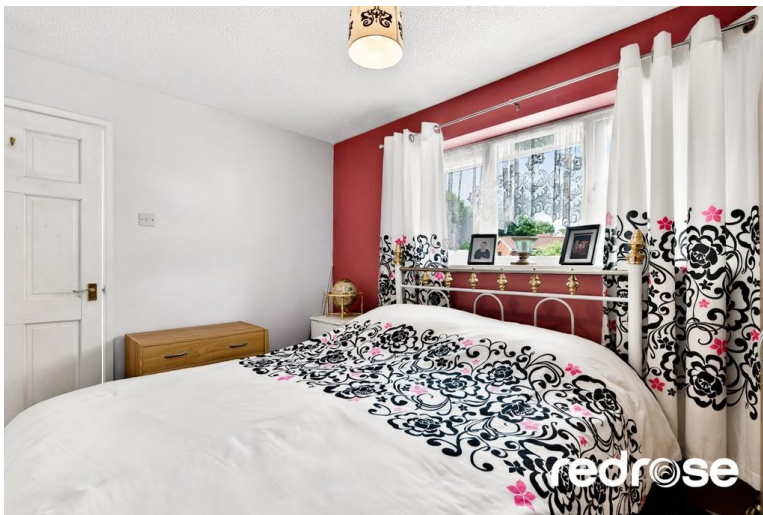
A private and enclosed rear garden featuring a patio seating area with mature planting, providing an ideal space for outdoor dining, entertaining and relaxation.

LOCATION

A popular residential area offering a range of local amenities, well-regarded schools and excellent transport links. Ideally positioned for access to Chorley, Leyland and Preston, with nearby motorway connections making it convenient for commuting.

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.

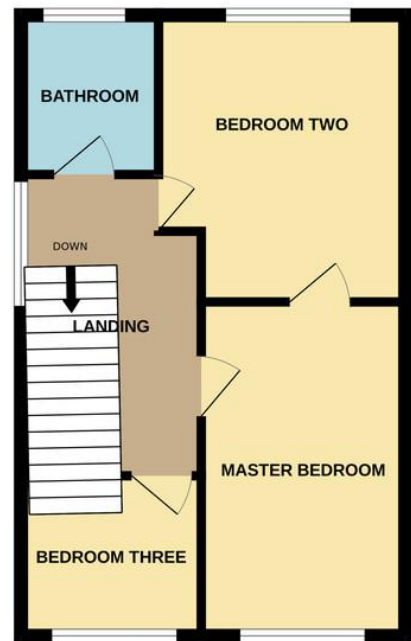




GROUND FLOOR



1ST FLOOR



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