



redrose

2 Patricroft Drive

Buckshaw Village, Chorley, PR7 7GF

Stunning recently updated four-bedroom detached family home, ideally positioned on a private driveway at the head of a quiet cul-de-sac in sought-after Buckshaw Village.

Offering spacious and versatile accommodation including a modern open-plan kitchen/dining/family space, generous lounge, study/playroom, utility and cloakroom. Upstairs boasts four excellent bedrooms, three en suites and a spectacular master suite with dressing area. Externally, there is a large south-facing landscaped garden, ample driveway parking and a double garage/gym. A fantastic family home that must be viewed to be fully appreciated.

Asking Price Of £650,000

EPC Rating 'TBC'





Property Description

OUTSIDE FRONT

Situated on a small, private driveway at the head of a quiet cul-de-sac, the property benefits from a generous driveway providing parking for several vehicles, with a pathway leading to the front entrance.

ENTRANCE HALL

Welcoming entrance hallway with feature wall panelling and solid wood panelled doors leading to all ground floor rooms and stairs rising to the first floor. Ceiling light point and radiator.

FORMAL LOUNGE

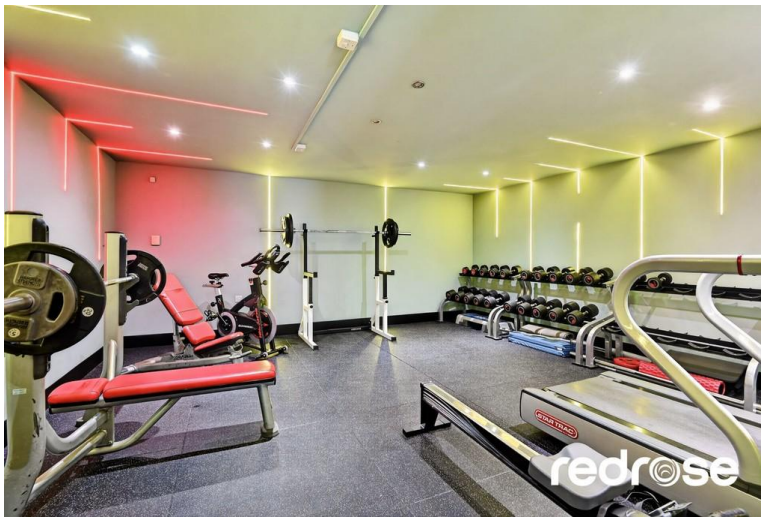
18' 9" x 12' 5" (5.72m x 3.78m) A bright and spacious dual-aspect reception room with double glazed windows to both the front and side elevations. Features include a stunning, contemporary media wall that combines sleek design and bespoke storage with feature lighting, solid wood doors, two ceiling light points and radiator.





OPEN PLAN KITCHEN DINING ROOM

20' 8" x 19' 6" (6.3m x 5.94m) A stunning recently updated kitchen, beautifully finished with soft grey contemporary units, quartz work surfaces and a stylish mirrored splashback. The impressive dark grey concrete effect central island features a five-ring gas hob with extractor over, creating a fantastic focal point. The kitchen is exceptionally well equipped with a Neff double oven, instant hot water tap, built-in coffee machine, full-length fridge, under-counter freezer, wine cooler and integrated dishwasher. The kitchen flows seamlessly into the family room, creating a superb open-plan space ideal for both everyday family life and entertaining. Bi-folding doors open directly onto the south-facing rear garden, flooding the space with natural light and creating a wonderful connection between the indoor and outdoor areas.



FAMILY ROOM

9' 6" x 9' 2" (2.9m x 2.79m) A versatile additional reception space with double glazed patio doors overlooking the rear garden, solid wood door providing access to the formal lounge, ceiling light point and radiator.

UTILITY ROOM

8' 2" x 5' 2" (2.49m x 1.57m) Fitted with a range of wall and base units, sink unit, space and plumbing for a washing machine and tumble dryer. Ceiling light point and door providing access to the side of the property.



DOWNSTAIRS WC

Fitted with a two-piece suite comprising WC and wash hand basin in vanity unit, together with towel warmer, feature back lit mirror and ceiling light point.

RECEPTION ROOM/ OFFICE

12' 5" x 12' 0" (3.78m x 3.66m) This well designed home office offers a practical and modern workspace, with 2 generous desks and excellent built-in storage. A versatile space that could also be used as a playroom or additional reception room. The room benefits from direct access to the double garage/ gym.



GYM

An impressive and exceptionally versatile space, perfectly suited to a variety of lifestyle requirements. Currently ideal for use as a home gym or games room. Finished to a high standard this room features a striking bespoke LED lighting design creating a stylish and energising atmosphere, complete with brand new flooring throughout for impact protection and comfort.



FIRST FLOOR

Stairs rise to the first floor, with an impressive feature chandelier, solid wood panelled doors leading to all bedrooms, ceiling light point and radiator.

MASTER SUITE

22' 2" x 17' 8" (6.76m x 5.38m) A truly spectacular and generously proportioned principal bedroom. The room benefits from Velux windows to the rear and two further double glazed windows to the front, creating a bright and spacious environment. A built-in dressing area features a range of high-quality, fitted wardrobes spanning one wall and built in dressing table. Ceiling light point, radiator and solid wood door leading to the en suite bathroom.



BEDROOM FOUR

12' 5" x 9' 8" (3.78m x 2.95 m) A well-proportioned fourth bedroom with double glazed window to the front elevation, fitted wardrobes, ceiling light point and radiator.

DOUBLE GARAGE/ GYM

The double garage is accessed via a solid wood door from the study/playroom as well as externally via two up-and-over doors. The garage benefits from power and lighting, with ample driveway parking available in front. The garage is currently being used as a home gym but could easily be converted back to a garage, or home cinema room etc (subject to P.P)



OUTSIDE REAR

A particularly attractive and generous south-facing rear garden, featuring extensive paved patio and composite decking areas, established planted borders and a landscaped lawn. Side gate access provides convenient access to the front of the property.

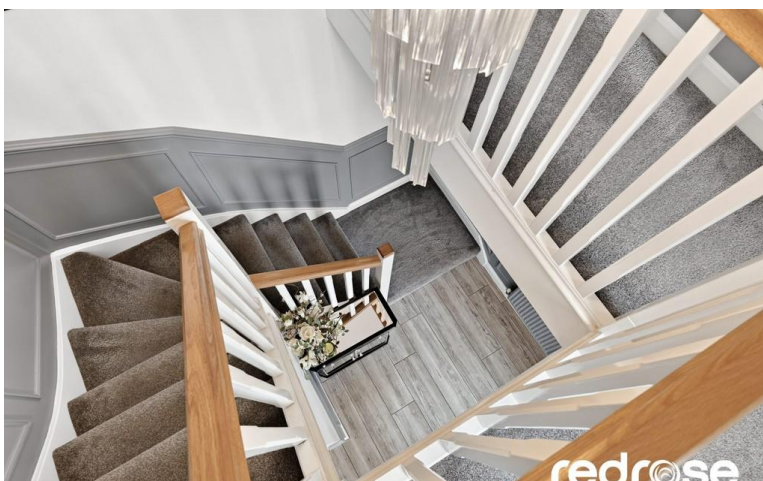
BUCKSHAW VILLAGE

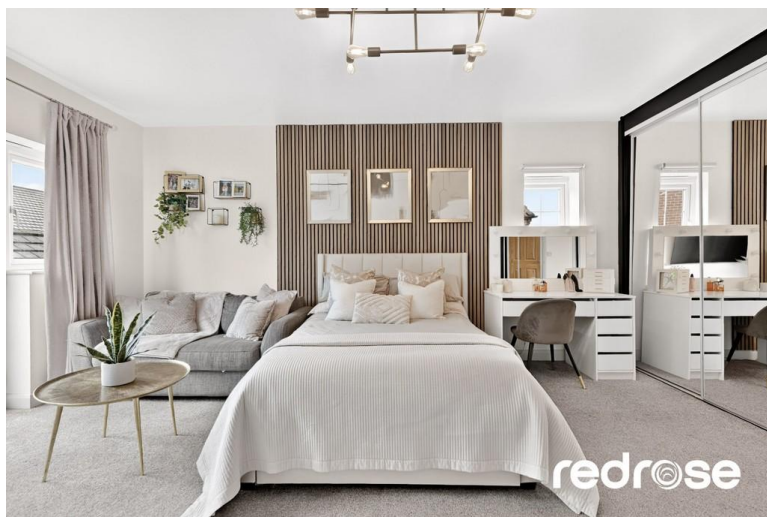
Buckshaw Village is ideally positioned for commuters, with excellent transport links to Preston, Manchester, Blackpool and surrounding areas. The M6, M61 and M55 motorways are all within easy reach, while Buckshaw Parkway railway station provides direct links towards Preston and Manchester.

The development offers a fantastic range of local amenities, including supermarkets, restaurants, coffee shops, bars, takeaways and other everyday conveniences. There is also a community centre, primary school, doctors' surgery, dentist and the Buckshaw Hub, which provides a range of family-focused facilities and services.

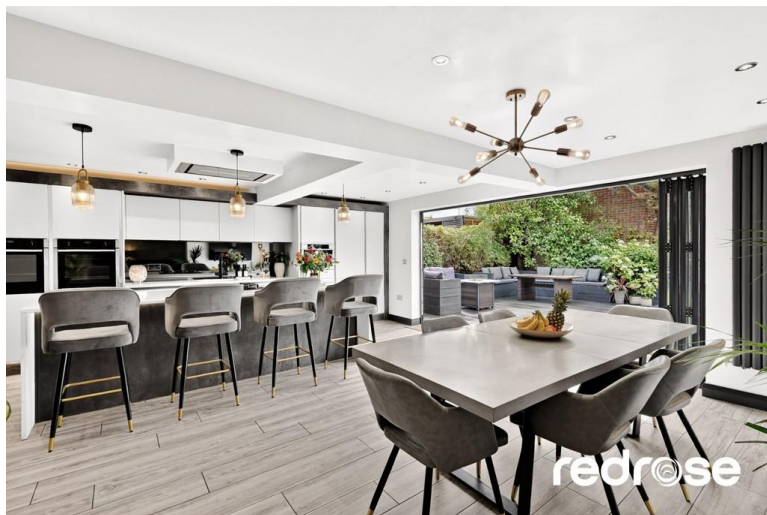
MORTGAGES

If you would like a free mortgage consultation, our

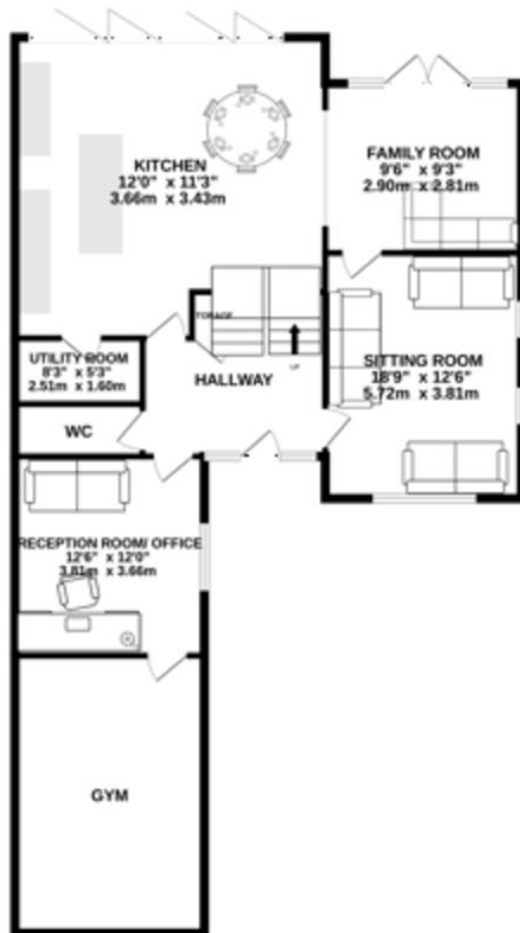




independent financial adviser can meet with you to discuss your requirements and assess your mortgage affordability. Professional and independent mortgage advice is available, together with a range of associated services.



GROUND FLOOR
1228 sq.ft. (114.1 sq.m.) approx.



1ST FLOOR
1167 sq.ft. (108.5 sq.m.) approx.

