



**redrose**

**5 Hopgood Close**

Buckshaw Village, Chorley, PR7 7HR

Set on arguably the best plot, this stunning Redrow built home with double garage really needs to be viewed! Fabulous space for a growing family with gorgeous kitchen/diner to the rear leading to a larger than average West facing rear garden. the addition of a rare double garage with extra land to the side...

**Asking Price Of £330,000**

**EPC Rating '82'**







## Property Description

### OUTSIDE FRONT

Situated at the head of a quiet cul de sac on arguably the largest plot surrounded by established bushes and large lawn area. Double width driveway leading to double garage and pathway leading to front door.

### HALLWAY

4.47 x 1.36 Double glazed front entrance door with glass leaded panel. High quality, high gloss porcelain tiled flooring, radiator, ceiling light point. Stairs to first floor and doors to connecting rooms.

### LOUNGE

17' 2" x 11' 3" (5.24m x 3.44m) Lovely bright room with double glazed leaded window to front, TV point, radiator and ceiling light point.

### CLOAKROOM

7' 2" x 3' 5" (2.20m x 1.06m) Wall mounted wash hand basin, wc, high gloss porcelain tiled flooring, double glazed window to front, radiator and ceiling light point.



#### KITCHEN/DINING/FAMILY

19' 3" x 14' 7" (5.88m x 4.47m) Beautiful bright open plan room with a range of wall and base units in upgraded high gloss cream wall and base units with complimentary worktops and upstands. stainless steel sink and drainer, 4 ring gas hob with extractor fan over, electric oven, integrated fridge freezer, dishwasher and microwave, central island with bookcase/shelving, chrome sockets and switches throughout, TV point, utility cupboard with plumbing for washer/dryer. High gloss porcelain tiled flooring, double glazed window to rear, downlights throughout. Open plan leading to the dining area with double glazed patio doors to rear.



#### FIRST FLOOR LANDING

Double glazed window to side, airing cupboard, ceiling lights, loft hatch, doors to connecting rooms.

#### MASTER BEDROOM

12' 9" x 10' 3" (3.89m x 3.14m) Double glazed window to front, radiator, TV point, ceiling light and door leading to

#### EN SUITE

7' 1" x 4' 6" (2.17m x 1.39m) Porcelain tiled flooring, double glazed window, wc, wash hand basin, double shower cubicle fully tiled with hydromax shower control, heated towel rail, downlights and extractor fan.



#### BEDROOM TWO

11' 10" x 9' 4" (3.62m x 2.86m) Double glazed window to rear, radiator and ceiling light point.

#### BEDROOM THREE

9' 7" x 8' 3" (2.93m x 2.54m) Double glazed window to rear, radiator and ceiling light point.

#### BEDROOM FOUR

8' 8" x 7' 2" (2.65m x 2.20m) Currently used as a fabulous dressing room with double glazed window to front and ceiling light point.



#### FAMILY BATHROOM

6' 1" x 5' 7" (1.87m x 1.71m) Double glazed window, tiled flooring, downlights, wc, wash hand basin, bath with shower over and glass screen and heated towel rail

#### OUTSIDE REAR

West facing, larger than average and beautifully manicured rear garden, mainly laid to lawn with established borders and patio area leading from the dining room. Fenced to all sides with gate access to the side leading to the parking and garage at the front.





#### DOUBLE GARAGE

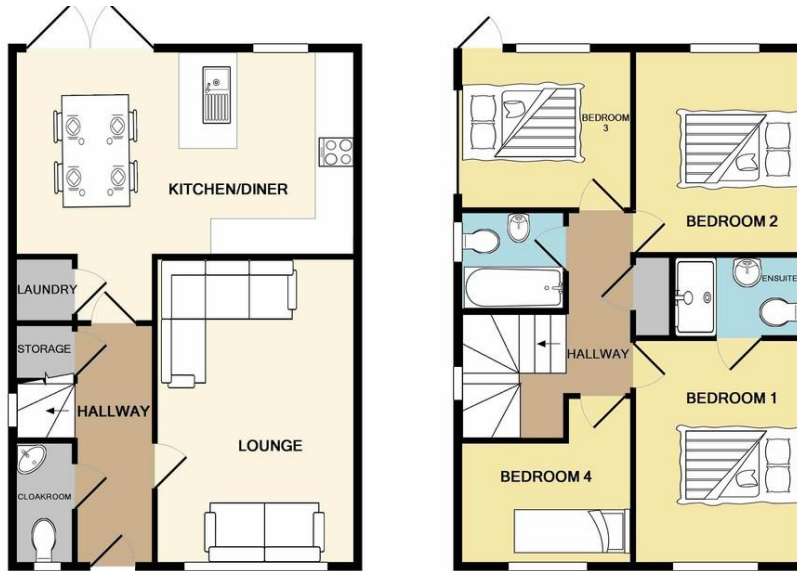
Double detached garage accessed via up and over door to the front with power and light. Parking in front for at least 4 vehicles. the land to the side of the garage could easily be turned into extra parking if desired.

#### REDROSE MORTGAGE SERVICES

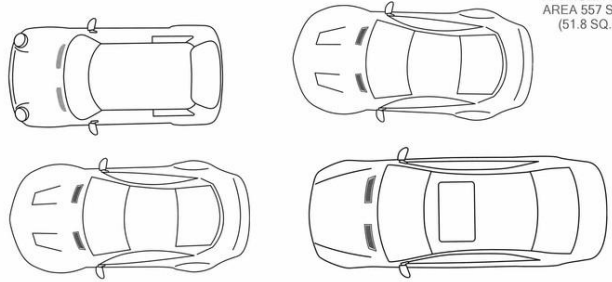
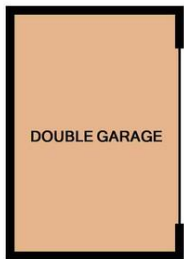
If you would like a free mortgage consultation our in house financial adviser will be able to meet with you discuss your requirements and to assess your mortgage capability. You will receive professional and independent mortgage advice along with any other associated services.







1ST FLOOR  
APPROX. FLOOR  
AREA 557 SQ.FT.  
(51.8 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 687 SQ.FT.  
(63.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1244 SQ.FT. (115.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			92
(81-91) <b>B</b>		82	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements