



redrose

5 Steaton Close

Buckshaw Village, Chorley, PR7 7FR

Stunning executive family home crafted by Redrow, within the coveted 'Sandy Lane' development and discreetly positioned at the end of a quiet cul-de-sac. This beautiful family home epitomizes superior quality and luxury. Three reception rooms and a large kitchen/diner/family space to the ground floor...

£725,000

EPC Rating '83'





Property Description

OUTSIDE FRONT

The property is set at the head of a small cul de sac with block paved driveway leading to double garage and parking for several vehicles. Indian stone pathway leading to front porch.

ENTRANCE HALLWAY

Impressive entrance hallway with grand oak staircase leading to the first floor, fully tiled throughout with underfloor heating. Double glazed window to front, light oak doors leading to all ground floor rooms, under-stairs storage cupboard.

LOUNGE

5.42 X 3.97 Light oak door to lounge, feature fireplace with gas fire insert, Double glazed bay window to front, 2 light fittings, TV point

KITCHEN/DINING/FAMILY ROOM

Fabulous Dining/family area with 2 double glazed triple bi-folding doors to rear garden, Tiled throughout with



underfloor heating, tv point, LED down-lights, range of fitted wall and base units, integrated double fridge, double freezer, combi microwave, plate warmer integrated double ovens with 5 ring gas hob burner, extractor fan over. splashback, Silestone worktops with up-stands, integrated dishwasher, integrated wine cooler, island/bookcase, double stainless steel sinks with drainer, door leading to Utility

Utility Room

3.55 x 1.85 Base units with Silestone top and stainless steel sink, tiled flooring with underfloor heating, space and plumbing for washing machine and tumble dryer, further storage cupboard, door leading to rear garden, LED down-lights, extractor fan. Door to pantry



STUDY

3.37 X 3.13 Tiled flooring with underfloor heating, double glazed window to side, ceiling light point.

DINING ROOM

4.53 X 3.26 Tiled flooring with underfloor heating, ceiling light point, double glazed window to front. TV point

CLOAKROOM

1.75 x 1.12 WC, wash hand basin with vanity unit, underfloor heating, tiled flooring, extractor, ceiling light



GALLERIED LANDING

Galleried landing, chrome power point fittings throughout, light oak balustrades, doors leading to all rooms, loft hatch, radiator, double glazed window to front

MASTER BEDROOM

4.67 X 3.93 Fabulous master suite, double glazed window to front, radiator, light fitting. TV point. Leading to..

DRESSING ROOM

3.97 X 2.20 Range of built in wardrobes to three walls, downlights, radiator, double glazed window and door to en suite.



EN SUITE

3.32 X 2.08 Double glazed window to rear, WC, two wash hand basins with vanity units, mirror with light over, fully tiled with walk in wet room style shower cubicle, glass shower screen. Radiator.

BEDROOM TWO

4.53 x 3.49 Light oak door with chrome fittings, Double glazed window to front, fitted wardrobes, radiator, light fitting, door leading to en suite

EN SUITE



2.15 X 1.94 WC, wash hand basin, double shower cubicle, heated towel rail, LED downlights, fully tiled. Heated towel rail.

BEDROOM THREE

3.73 X 3.10 Light oak door with chrome fittings, double glazed window to rear, radiator, light fitting and fitted wardrobes.

BEDROOM FOUR

3.61 X 3.28 Light oak door with chrome fittings, double glazed window to rear, radiator, light fitting. Fitted wardrobes.



BEDROOM FIVE

3.61 X 2.86 Light oak door with chrome fittings, double glazed window to rear, radiator, light fitting

FAMILY BATHROOM

3.10 X 2.28 Light oak door with chrome fittings, double glazed window to side, double shower cubicle, fully tiled throughout, bath, wash hand basin, WC, heated towel rail, tiled flooring, LED down-lights

OUTSIDE REAR

Beautifully landscaped entertaining garden with large patio area leading from the kitchen/diner/family room with established planting, trees and large lawns. the garden spreads the whole width of the property with further side gardens to accommodate a shed or greenhouse etc..



DOUBLE GARAGE

5.59 X 5.52 Accessed from the front of the property via block paved driveway. Double electric door to front and personal door to rear. Full power, loft space.

LOFT SPACE

The loft is partially boarded



Sandy Lane Development

Just like the homes in the New Heritage Collection, Sandy Lane has its own distinct identity that epitomises high quality and specification yet it remains within easy reach of all the excellent facilities of Buckshaw Village, Redrows highly successful urban village development. As you would expect from the New Heritage Collection, all these exquisite homes are carefully designed and expertly finished to accentuate your quality of life. this exclusive feel is complemented by an unrivalled environment, surrounded by plenty of open spaces to play, walk and unwind.



Sandy Lane is the perfect place to get the very most from every last detail of your New Heritage Collection home

Mortgage

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
1285 sq.ft. (119.4 sq.m.) approx.



1ST FLOOR
962 sq.ft. (89.3 sq.m.) approx.



TOTAL FLOOR AREA : 2247 sq.ft. (208.7 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		

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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