



## Whiteleaf Place, Leyland

**Offers Over £350,000**

Ben Rose Estate Agents are pleased to present to market this beautifully presented, chain-free, four-bedroom detached family home, located on a highly sought-after cul-de-sac in the heart of Leyland. This unique development offers a peaceful and friendly environment, complemented by a range of local shops, amenities, and schools, making it an ideal setting for families. Conveniently positioned for access to the M6, M61, and M65 motorways, the property ensures seamless travel to major commercial hubs such as Preston, Bolton, and Manchester. Leyland train station is also nearby, providing excellent rail links for commuters. Early viewing is highly recommended to avoid disappointment.

As you step into the home, you are greeted by a spacious and welcoming entrance hall that provides access to the majority of the ground-floor rooms. A convenient under-stairs storage cupboard and a staircase to the first floor enhance practicality. At the front of the property lies the lounge, a bright and airy space featuring a large front-facing window that floods the room with natural light. Toward the rear of the home is the heart of the property—the modern open-plan kitchen/dining room. This stylish space boasts an abundance of wall and base units, a breakfast bar/island, and integrated appliances including a hob, oven, fridge/freezer, and dishwasher. A large bay window offers beautiful garden views, while patio doors off the bay seamlessly connect indoor and outdoor living. The dining area has ample room for a large family table and additional furnishings. Adjacent to the kitchen, the utility room offers further worktops and space for a washer and dryer, with a door providing direct access to the garden.

Moving to the first floor, you will find four generously sized double bedrooms, each equipped with fitted wardrobes. The master bedroom stands out for its particularly spacious layout and includes a three-piece ensuite with modern fittings. The landing provides a sense of openness, leading to the large family bathroom that features a four-piece suite, including a bathtub and standalone shower, perfect for both relaxation and practicality.

Externally, the front of the home is not overlooked and benefits from a tranquil setting with views of a communal green and duck pond. The driveway can accommodate multiple cars and leads to a single integrated garage for additional parking or storage. At the rear, the large garden is fully enclosed, offering a safe and private space for children to play or for entertaining guests. Thoughtfully designed with low maintenance in mind it comprises a combination of patio and artificial lawn, making it both functional and inviting.

In summary, this home offers a perfect blend of modern living, family-friendly features, and an enviable location, making it a truly exceptional opportunity for its next owners.





































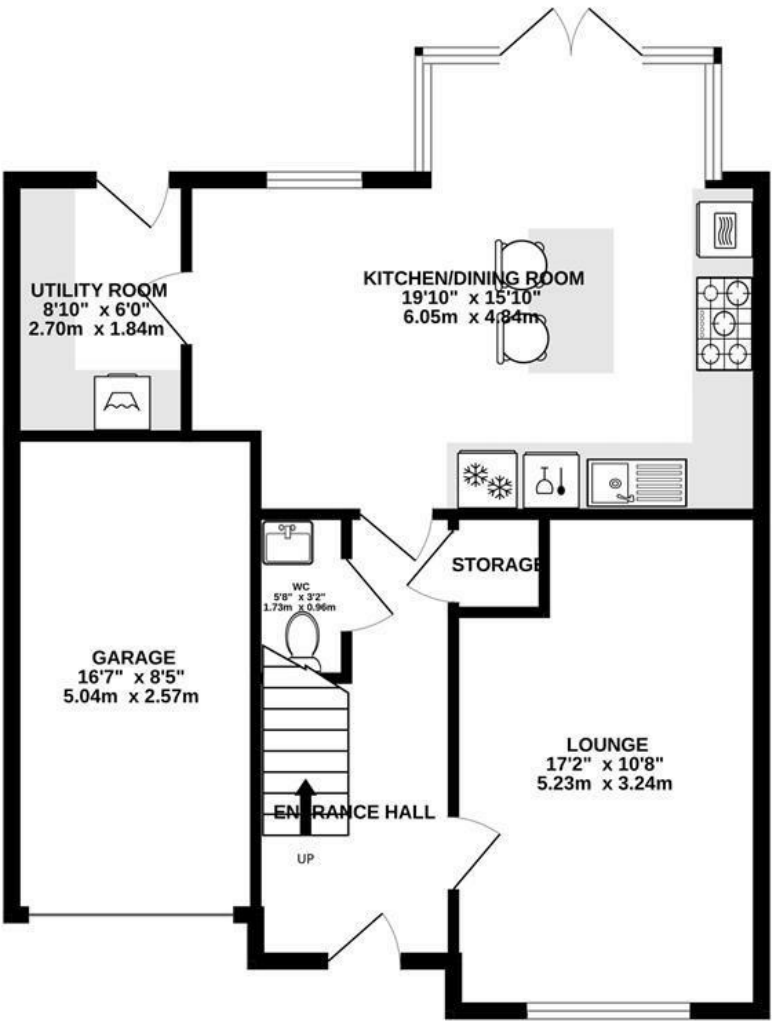




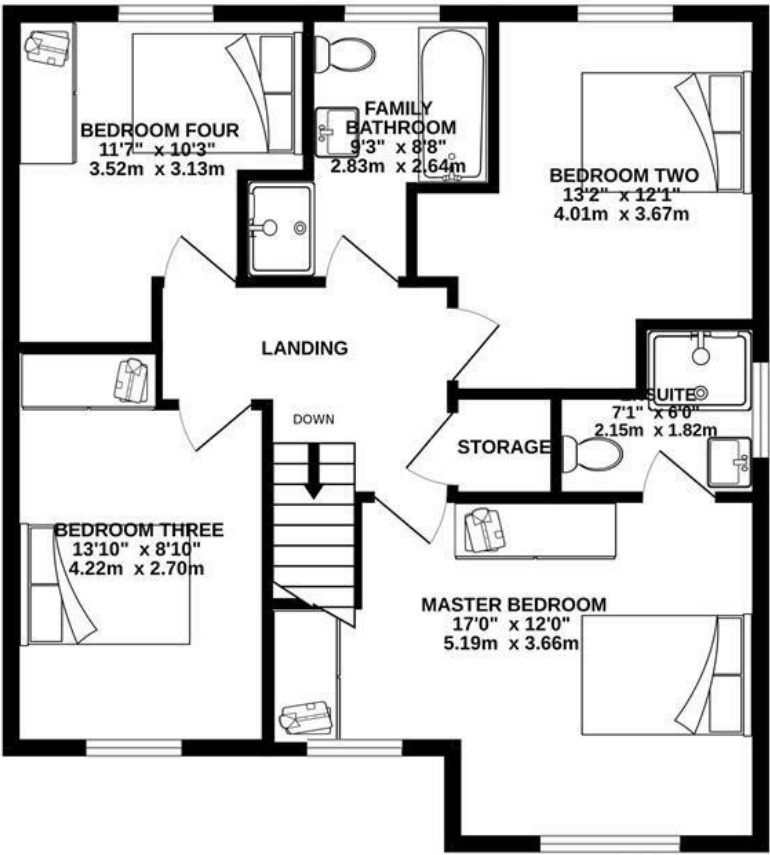


# BEN ROSE

GROUND FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR  
693 sq.ft. (64.4 sq.m.) approx.




TOTAL FLOOR AREA : 1441 sq.ft. (133.8 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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 | 88      | 89        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating      |         |   |
|---|---------|---|
|   | Current | Potential   |
| Very environmentally friendly - lower CO2 emissions |         |   |
| (92 plus) A   |         |   |
| (81-91) B   |         |   |
| (69-80) C   |         |   |
| (55-68) D   |         |   |
| (39-54) E   |         |   |
| (21-38) F   |         |   |
| (1-20) G  |         |   |
| Not environmentally friendly - higher CO2 emissions |         |   |
| England & Wales                                     |         |   |
| EU Directive 2002/91/EC                             |         |  |

