BEN ROSE



## Broadfield drive, Leyland

## Offers Over £620,000

Ben Rose Estate Agents are thrilled to present to the market this stunning, high-specification modern family home, nestled within a private and exclusive gated development of just seven homes in the highly sought-after area of Leyland, Lancashire. Arranged over three spacious floors, this exceptional property offers an impressive amount of versatile living accommodation, making it an ideal choice for growing families seeking both style and practicality. The home is conveniently positioned close to a range of excellent local amenities, including shops, schools and parks, while commuters will benefit from fantastic transport links, with easy access to the M6 and M61 motorways for travel to Preston, Manchester and beyond.

Upon entering, you are welcomed by a bright and airy reception hall, providing access to the ground floor accommodation and stairs leading to the first floor. Positioned at the front of the property is the generously proportioned lounge, offering a wonderful balance of space and comfort, with two front-facing windows allowing plenty of natural light to fill the room. Adjacent to the lounge is a spacious and versatile gym, which could easily be adapted to suit a variety of needs, whether as a children's playroom, home office or additional reception space.

Continuing along the hallway, you will find useful under-stairs storage, complimented by additional floor-to-ceiling storage, as well as access to a convenient ground floor WC. Completing this level is the impressive L-shaped open-plan kitchen, breakfast and family room, which forms the heart of the home. The contemporary kitchen is fitted with integrated appliances, while the generous layout provides ample space for a large family dining table and a separate seating area, creating the perfect setting for everyday family life and entertaining guests. Bi-folding doors open directly onto the south-facing rear garden, allowing natural light to flow through the space and providing a seamless connection between indoor and outdoor living.

Moving to the first floor, a spacious landing leads to four generously sized double bedrooms, offering excellent accommodation for family members and guests alike. Bedrooms two and three benefit from their own private en-suite bathrooms and walk-in wardrobes, adding a touch of luxury while providing plenty of practical storage. The remaining bedrooms are served by a stylish, modern family bathroom, while further storage can be found within the hallway.

The entire second floor is dedicated to the impressive master suite, creating a private and peaceful retreat away from the main living areas. This expansive space benefits from large Velux windows, which flood the room with natural light, alongside a walk-in wardrobe offering excellent storage. The luxurious four-piece en-suite bathroom completes the suite, featuring a freestanding bath and a rainfall shower for a sophisticated, spa-like feel.

Outside, the south-facing rear garden provides a peaceful and private setting, thoughtfully designed with a contemporary wraparound paved patio and artificial lawn for ease of maintenance. This attractive outdoor space is ideal for relaxing in the sunshine, enjoying family time or entertaining during the warmer months. To the front, a private driveway offers ample parking for multiple vehicles, with convenient side access to the property.

Combining an exclusive gated setting, high-specification interiors, solar panels, spacious accommodation across three floors and excellent outdoor space, this remarkable family home offers an outstanding opportunity in one of Leyland's most desirable locations. A property of this calibre truly needs to be viewed in person to fully appreciate everything it has to offer.





T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB





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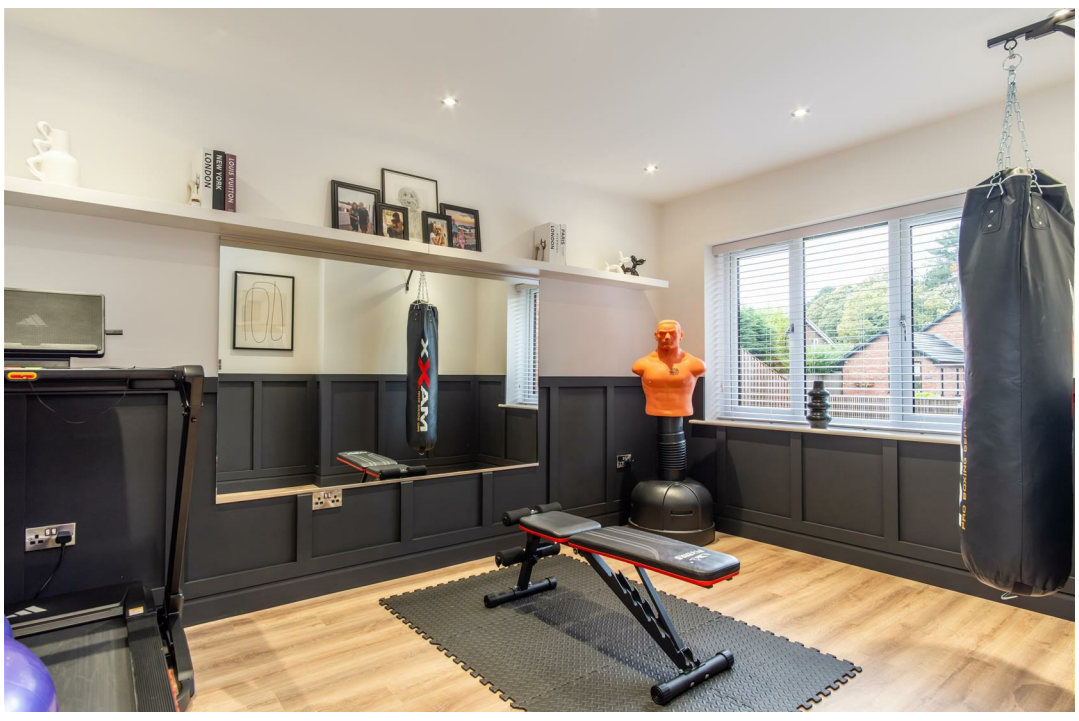






















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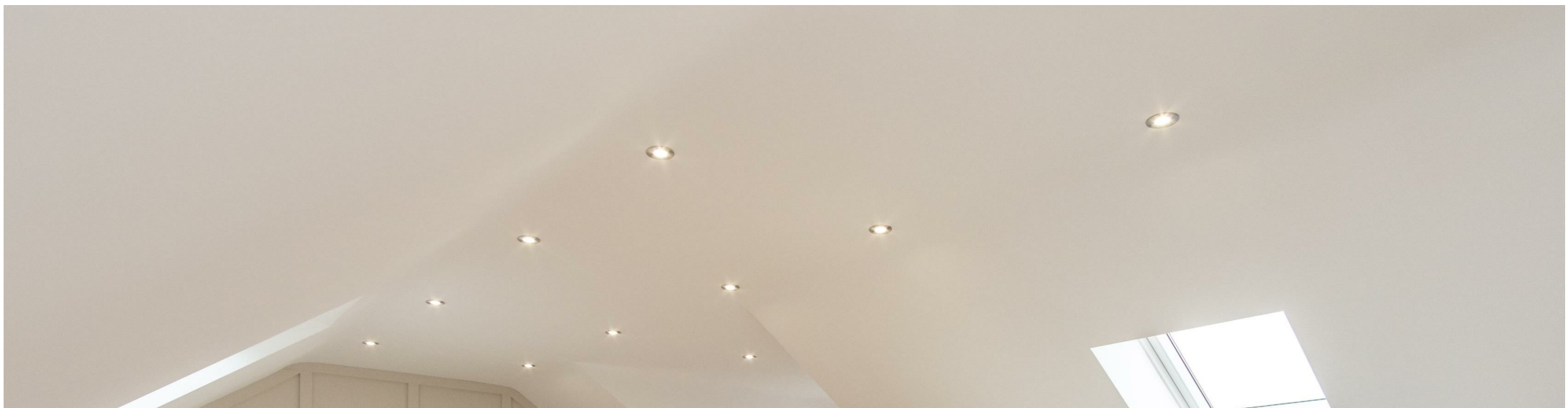



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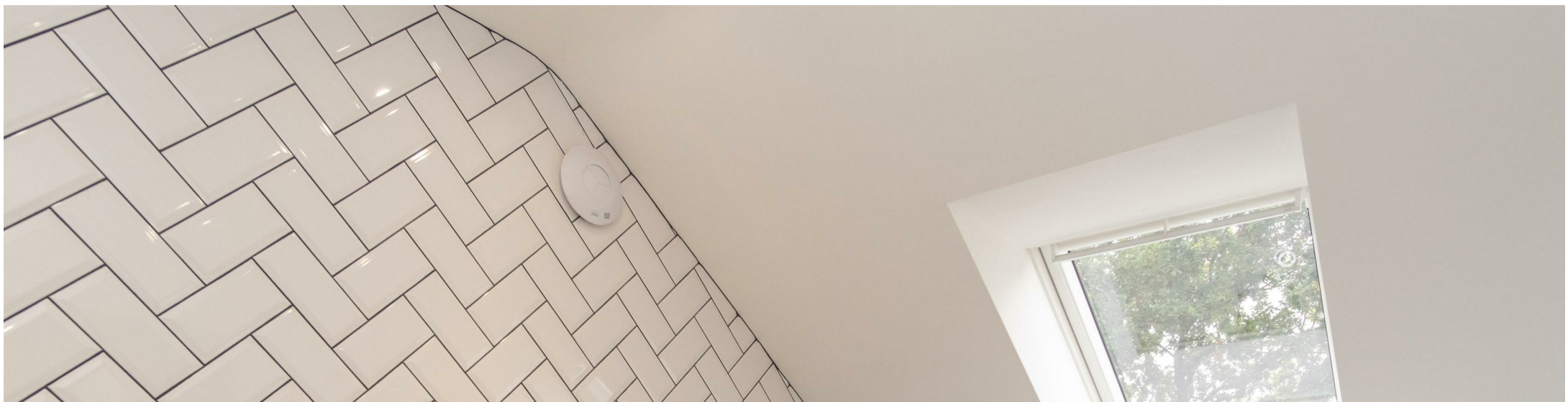
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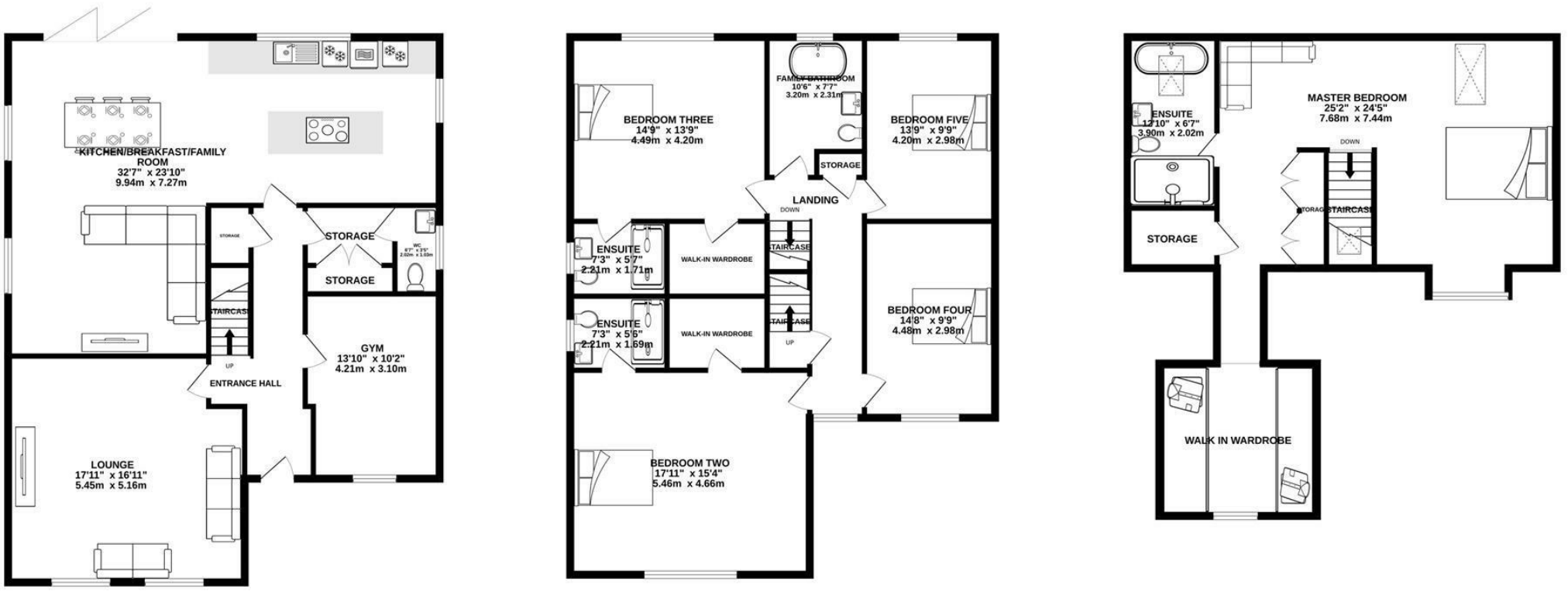


# BEN ROSE

GROUND FLOOR
1216 sq.ft. (112.9 sq.m.) approx.

1ST FLOOR
1116 sq.ft. (103.7 sq.m.) approx.

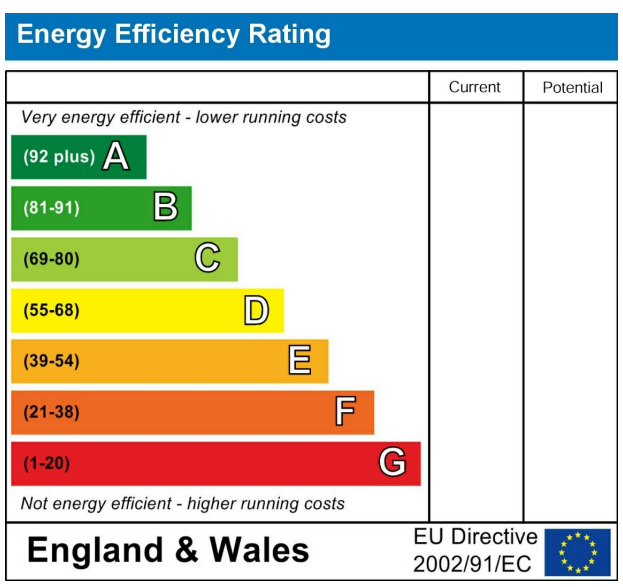
2ND FLOOR
720 sq.ft. (66.9 sq.m.) approx.

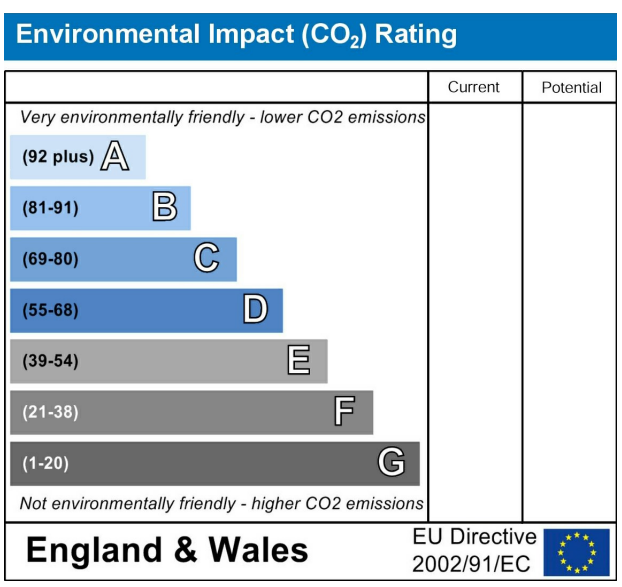


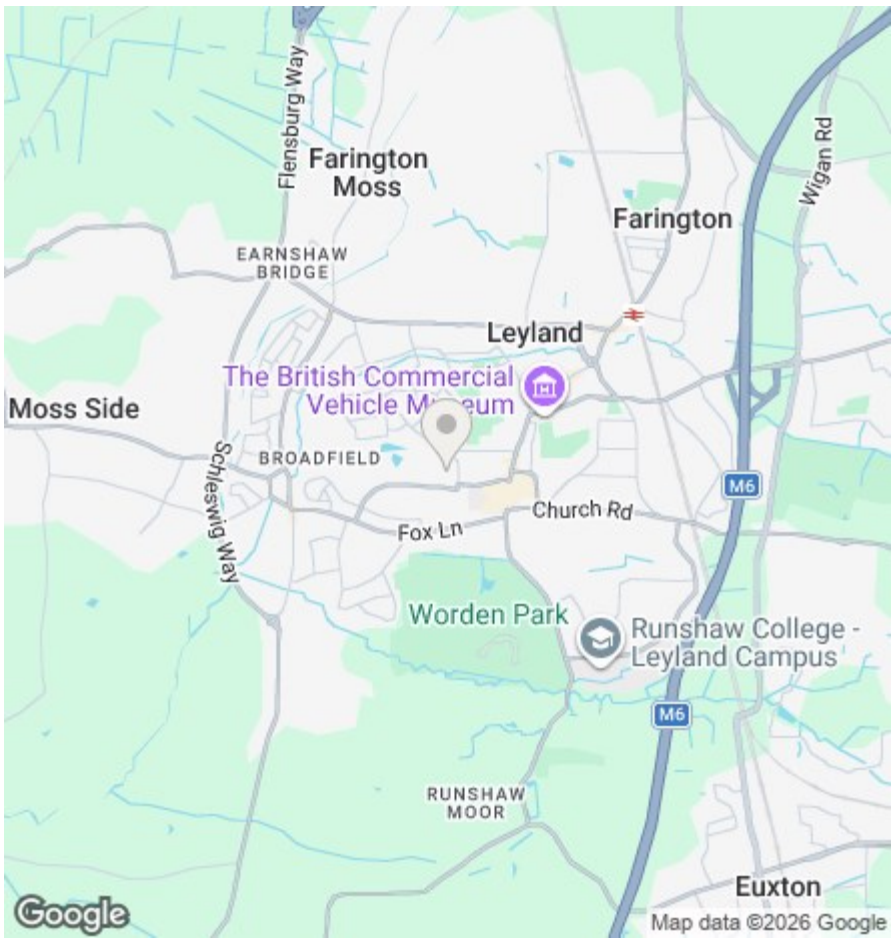

TOTAL FLOOR AREA : 3051 sq.ft. (283.5 sq.m.) approx.

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.




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