



Beechfield Road, Leyland

£525,000

Ben Rose Estate Agents are delighted to bring to market this thoughtfully extended and beautifully presented four-bedroom detached home, set within an exclusive cul-de-sac in the highly sought-after area of Leyland, Lancashire. This impressive property has been finished to a superb standard and offers versatile and spacious living arrangements, making it an ideal choice for multi-generational families. Perfectly positioned, the home enjoys excellent transport connections, with Leyland train station and regular bus routes close by, along with easy access to both the M6 and M61 motorways. Leyland town centre is within walking distance, offering a wide variety of shops, cafes and essential amenities, while the surrounding area provides highly regarded schools and leisure facilities right on the doorstep.

The property opens into a welcoming and spacious reception hall, from which all the principal ground floor rooms can be accessed. To the front, there is a well-proportioned office, ideal for those working from home, together with a conveniently placed WC. To the right of the hallway lies a generous lounge, flooded with natural light through its front-facing bay window and enhanced by patio doors that open directly into the rear garden. A multi-fuel fireplace creates a warm focal point, making this an inviting space for relaxing evenings.

Moving back through the hall, a useful storage cupboard provides practical organisation, while access is given to a versatile reception room. Originally used as a dining room, this space could equally serve as a playroom or snug and enjoys French doors leading through to the impressive open-plan dining and family room.

Also set off the hallway is the modern kitchen, thoughtfully designed with a wide range of wall and base units, ample preparation surfaces, and an integrated breakfast bar that seats two. The kitchen is equipped with an excellent range of high-spec Neff appliances, including a double oven and microwave with plate warmer, hob, wine cooler, fridge-freezer, dishwasher and hot tap, while still offering room for additional appliances if required.

From the kitchen, there is access to a spacious utility room, complete with further worktops, a sink, and space for both a washer and dryer, together with external access to the side of the property.

Flowing seamlessly from the kitchen, the open-plan dining and family room forms the true heart of the home. This expansive living area is bathed in light from its dual-aspect windows and two sets of patio doors that lead out to the rear garden, creating a wonderful indoor-outdoor flow. With its tall ceilings, ambient ceiling lighting and skylights, there is ample room for a large dining table alongside a comfortable seating area, making it a perfect space for both family living and entertaining guests.

On the first floor, the property boasts four generously sized double bedrooms. The master suite is particularly impressive, with dual-aspect windows that provide a bright and airy feel, together with a large three-piece en-suite shower room. Bedrooms two and three both benefit from built-in storage, while a spacious landing provides access to a modern family bathroom, complete with a three-piece suite and shower over the bath.

Externally, the home is set on a substantial plot with a beautifully maintained rear garden that is not directly overlooked. Featuring mature planting, a lawn, patio area, pergola, and raised planters, the garden offers a private retreat for outdoor living and entertaining. Access is available down both sides of the property, leading to the front driveway, which provides off-road parking for five to six cars. A double garage adds further practicality and could be utilised for additional parking, storage, or conversion into a workshop, home gym, or similar. Outdoor lighting enhances the exterior, while the property itself benefits from an alarm system for added security.

Finished with Karndean flooring throughout the entrance hall and office, this home perfectly combines style, practicality, and comfort in one of Leyland's most desirable locations.























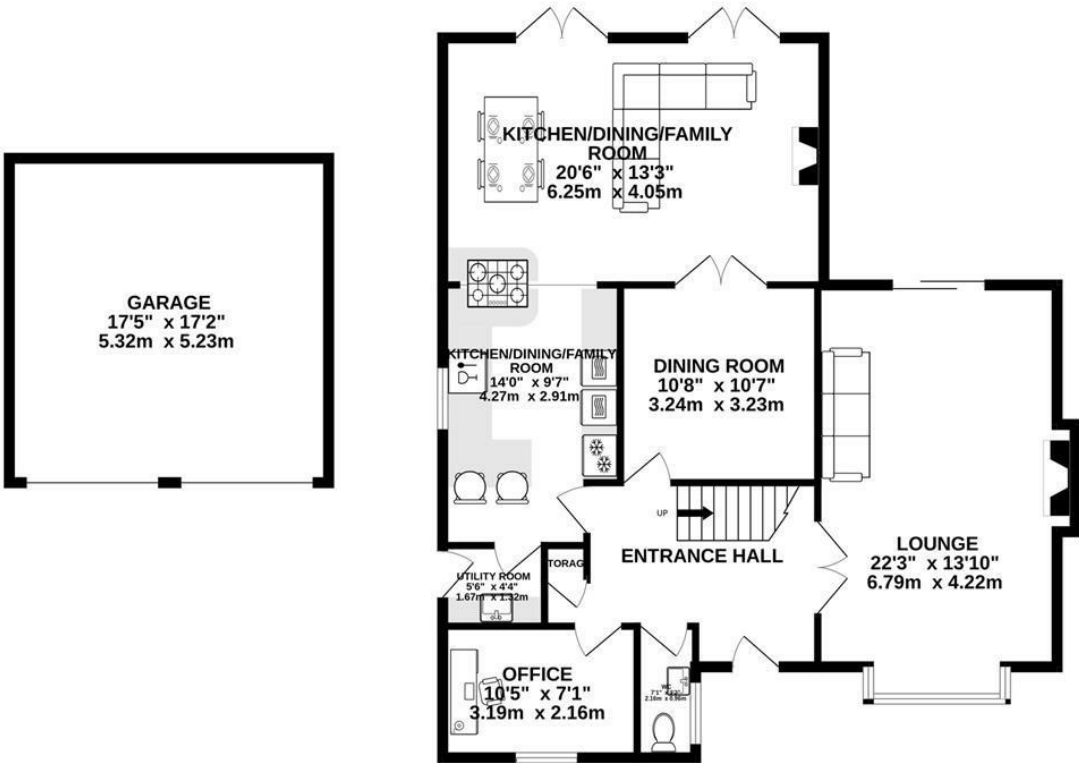




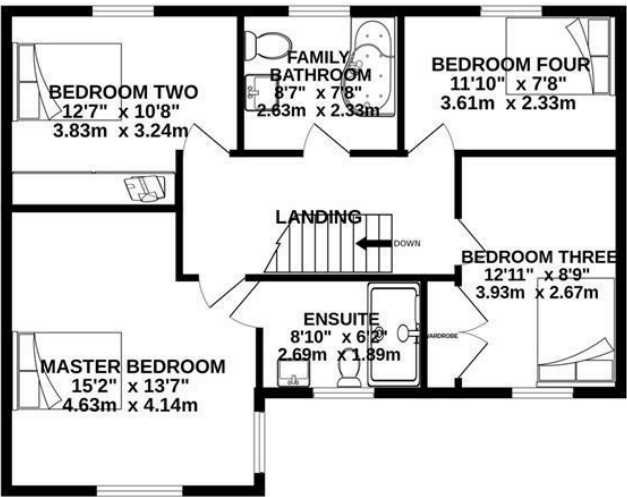


BEN ROSE

GROUND FLOOR
1325 sq.ft. (123.1 sq.m.) approx.



1ST FLOOR
750 sq.ft. (69.7 sq.m.) approx.




TOTAL FLOOR AREA : 2075 sq.ft. (192.7 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 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	75
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 