



## Meadowland Close, Farington Moss, Leyland

**Offers Over £330,000**

Ben Rose Estate Agents are pleased to present to market this modern and beautifully maintained four-bedroom detached family home, situated within a peaceful and friendly cul-de-sac in the highly desirable area of Farington Moss, Leyland. Offering spacious and versatile accommodation throughout, this attractive home is ideal for growing families seeking a quiet residential setting with excellent convenience. The property benefits from planning permission for a rear single-storey extension, providing exciting potential for future expansion. Farington Moss is well placed for access to a range of local amenities including highly regarded schools, supermarkets, leisure facilities and parks, while Leyland town centre is just a short drive away. Excellent transport links are close by, with Leyland railway station providing regular services to Preston, Manchester and Liverpool, alongside easy access to the M6, M61 and M65 motorways, making commuting across the North West straightforward.

Stepping into the welcoming entrance hall, you are led through to the bright and spacious lounge, a comfortable family living area featuring a charming feature fireplace and an abundance of natural light. Continuing through the hallway, there is a convenient ground floor WC before arriving at the heart of the home: the impressive contemporary kitchen diner. This stylish space is fitted with modern cupboards and worktops, a range of integrated appliances and a large central island incorporating a breakfast bar, perfect for casual dining and entertaining. A bay window enhances the dining area, while double doors open directly into the conservatory, creating a wonderful additional reception space overlooking the garden. Adjacent to the kitchen is a practical utility room, which in turn provides internal access to the integral garage.

The first floor offers four well-proportioned bedrooms arranged around a spacious landing. Three of the bedrooms benefit from built-in wardrobes, providing excellent storage, while both the master bedroom and the second bedroom enjoy the added luxury of their own shower en suites. The fourth bedroom offers flexibility as a child's bedroom, nursery or dedicated home office. Completing the accommodation is a modern three-piece family bathroom, which also benefits from additional built-in storage.

Externally, the property continues to impress with a double driveway providing off-road parking for two vehicles and leading directly to the integral garage. The front garden features a lawned area, a bordering hedge and the added convenience of an EV charging point. To the rear, the garden is a standout feature, offering a large porcelain-paved seating area ideal for outdoor furniture and entertaining, a generous lawn surrounded by mature trees and flower beds, and a secure fenced boundary that provides a high degree of privacy. Combining modern family living, generous accommodation, future extension potential and a sought-after cul-de-sac location, this excellent detached home presents a fantastic opportunity for families looking to settle in the Farington Moss area.















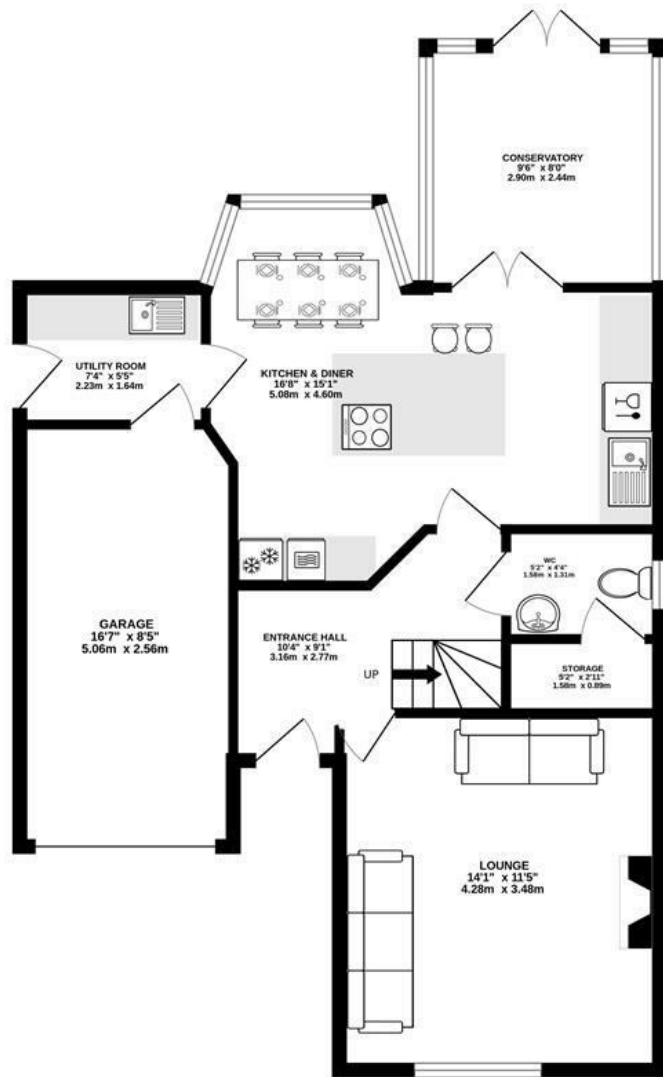




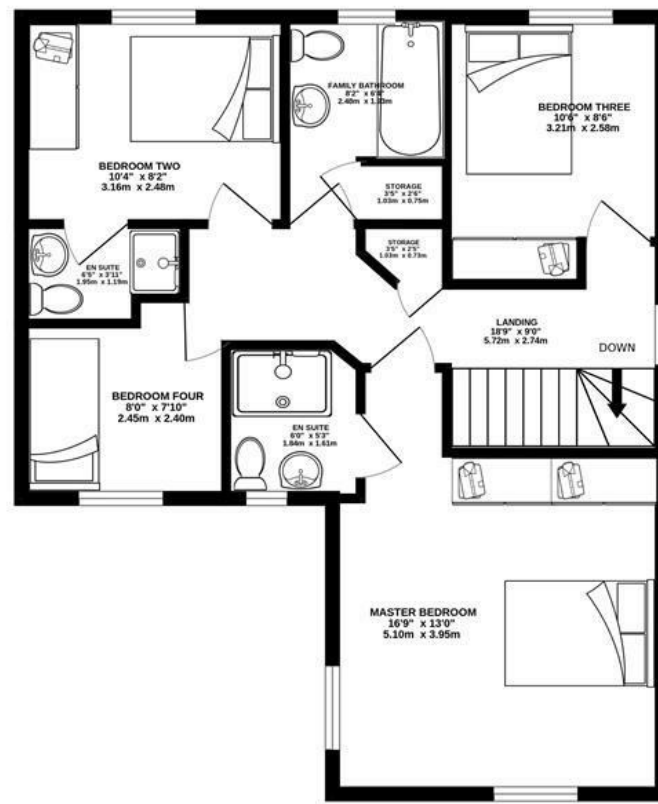


# BEN ROSE

GROUND FLOOR  
754 sq.ft. (70.1 sq.m.) approx.



1ST FLOOR  
627 sq.ft. (58.2 sq.m.) approx.

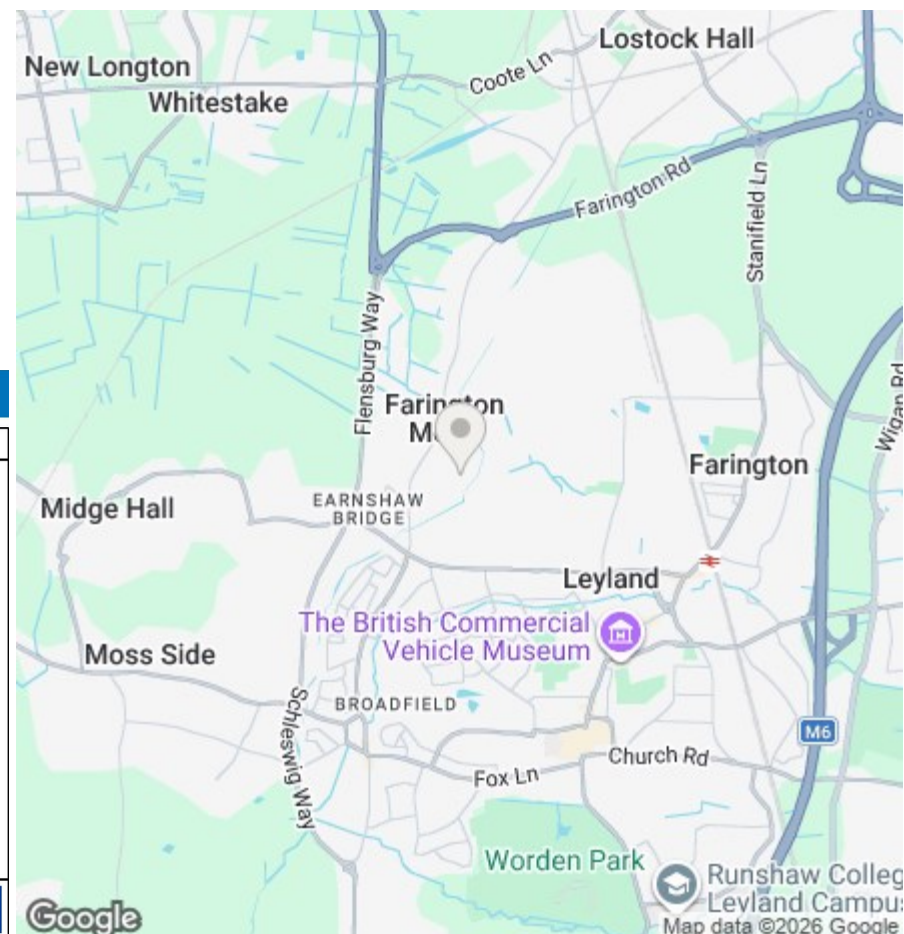


TOTAL FLOOR AREA : 1381 sq.ft. (128.3 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	