



Spring Meadow, Clayton-Le-Woods, Leyland

Offers Over £395,000

Ben Rose Estate Agents are delighted to bring to market this beautifully presented three-bedroom detached bungalow, occupying an excellent plot in one of Leyland's most sought-after residential areas. Offering a superb balance of indoor and outdoor living space, the property has been finished to a high standard throughout and is ready to move straight into.

It would make an ideal family home, combining a peaceful and family-friendly setting with fantastic convenience. Leyland town centre is only a short drive away, offering a wide selection of amenities, shops, and services, while the picturesque walks of Cuerden Valley are close at hand. The area is also well served by excellent schools and has strong transport links with the nearby M6 and M61 motorways providing easy access to surrounding towns and cities. Early viewing is strongly recommended to avoid disappointment.

Stepping inside, the entrance hall provides access to the majority of the rooms, with the added benefit of two storage cupboards. To the right lies the expansive lounge and dining room, a bright and welcoming space enhanced by dual-aspect windows that flood the room with natural light. A newly fitted inset multi-fuel fire creates a cosy focal point, while there is ample room for both a large sofa set and a family dining table, making it a perfect setting for entertaining or relaxing evenings. Sliding patio doors allow access to the rear garden here.

Directly ahead upon entering is the modern kitchen, thoughtfully designed with an excellent range of wall and base units and incorporating integrated appliances including an oven, induction hob, microwave and dishwasher. There is also generous space for freestanding appliances and dining table, ensuring practicality for everyday family living. From here, access is given to the impressive English orangery, still within its 10-year guarantee.

This versatile space, with its abundance of natural light and direct views across the rear garden, can be adapted to suit a variety of needs, whether as an additional sitting or dining room, a children's playroom, or simply a peaceful retreat.

Continuing through the hallway, three generously sized double bedrooms can be found. The master bedroom is particularly spacious and benefits from a stylish three-piece en-suite bathroom fitted with a shower over the bath. The remaining bedrooms are equally well proportioned and are served by a further family bathroom, also complete with a shower over the bath. Both bathrooms are presented to a modern standard, complimenting the rest of the home.

Adding to the appeal is the double garage, which has been thoughtfully part-converted to create a home office complete with WC. This conversion allows the space to also be utilised as a home gym or hobby room, while the remaining section of the garage remains ideal for off-road parking or storage. From here, pedestrian access is available to the rear garden, where the Bosch Worcester boiler is also housed.

Externally, the property enjoys a generous wraparound garden that has been beautifully maintained and designed for family living. A large Indian stone patio offers a perfect spot for outdoor dining and entertaining, complimented by a lawned section and a raised decking area with artificial grass. Gated access runs down the side of the home, and with its south-facing position, the garden benefits from plenty of sunlight throughout the day while maintaining a good degree of privacy as it is not directly overlooked. To the front a driveway for two/three cars off road.

The current vendors have made a number of improvements to the property, including the installation of a new roof, a new boiler, new radiators, and fresh carpets, ensuring the home is move-in ready. Located in a quiet and family-friendly area, and finished to an excellent standard throughout, this home represents a fantastic opportunity to secure a spacious and versatile property in a highly desirable location.









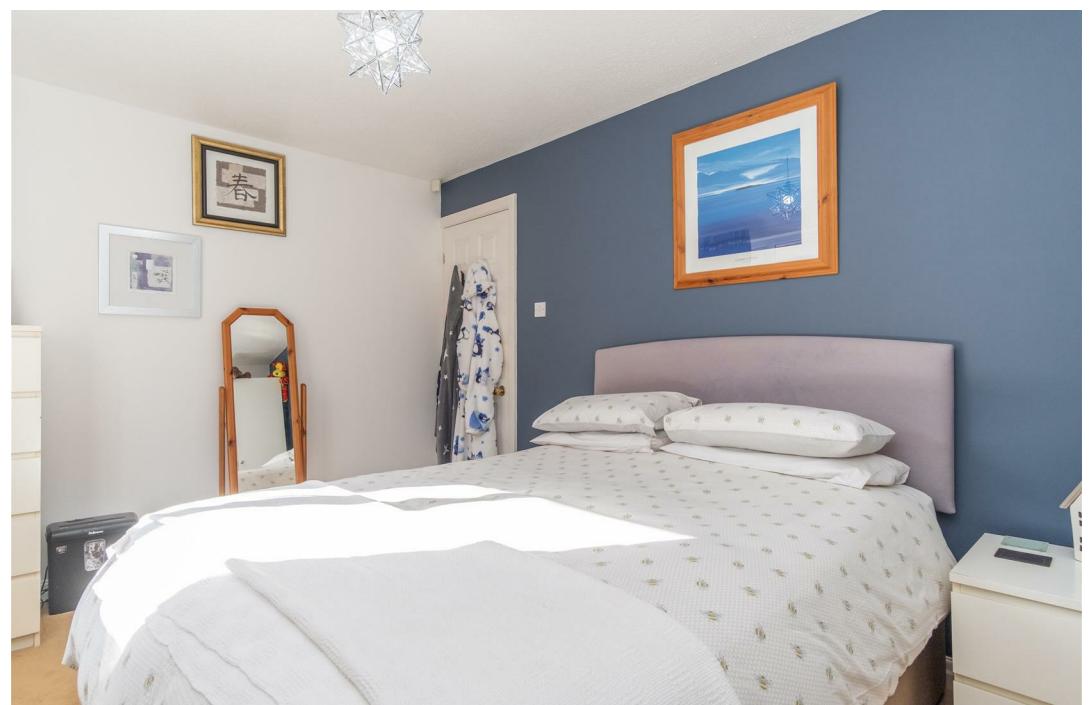
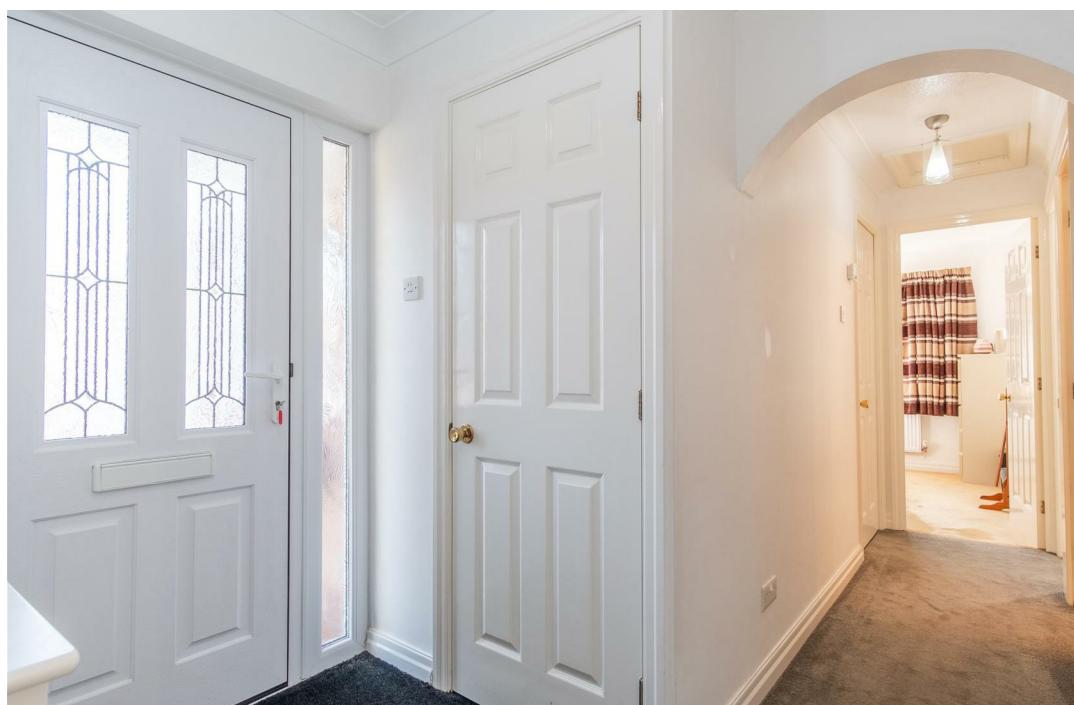














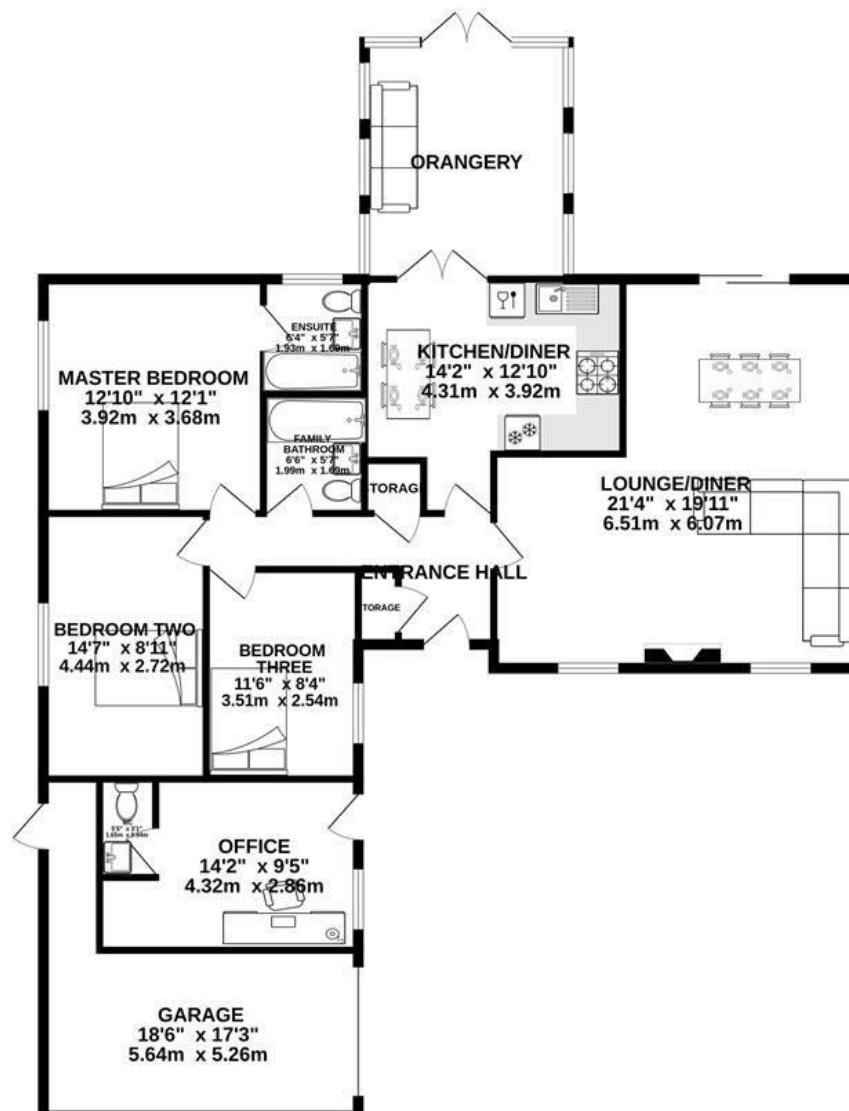






BEN ROSE

GROUND FLOOR
1507 sq.ft. (140.0 sq.m.) approx.



TOTAL FLOOR AREA : 1507 sq.ft. (140.0 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	72	78
(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 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	

