



## Brickfield Place, Leyland

**Offers Over £350,000**

Ben Rose Estate Agents are delighted to present to the market this charming four-bedroom detached property, situated within a sought-after development just outside Leyland town centre. This home offers a perfect blend of space and modern comfort, ideal for family living. Conveniently located, it is just a short drive from Leyland and Chorley, both of which boast excellent schools, shops, and amenities. With fantastic travel links provided by the nearby M6 and M61 motorways, the property is well-connected for commuting and exploring the surrounding area.

Set on a desirable corner plot, the property welcomes you with a spacious reception hallway that leads to various versatile living spaces. At the front of the home, there is a good-sized study, ideal for remote work. Adjacent to this lies the dining room, featuring a bay window and ample space to accommodate a large family dining table. A generously sized utility room, complete with wall and base units and space for a washer and dryer, is conveniently positioned off the hallway, leading to a separate WC. The rear of the property showcases a generous lounge with French doors from the hallway and patio doors opening to the garden, filling the space with natural light. The modern kitchen, also located at the rear, offers ample wall and base units, integrated appliances, and patio door access to the garden. With enough room for a breakfast bar or a small dining table, this kitchen is both functional and stylish.

Upstairs, the home has four double bedrooms, each offering plenty of space. The master bedroom features a modern three-piece en-suite shower room. Bedrooms two and three share a Jack and Jill bathroom with a walk-in shower, while a three-piece family bathroom with a bathtub serves the remainder of the household.

Outside, the property enjoys an extensive south-facing garden that wraps around the property, primarily lawned with a patio area, tall fencing for privacy, and access to a garage that provides additional storage. Gated access leads to a driveway with off-road parking for two cars, and the home is set back from the road in a quiet, family-friendly location.

This property truly offers a superb opportunity for comfortable and convenient family living.











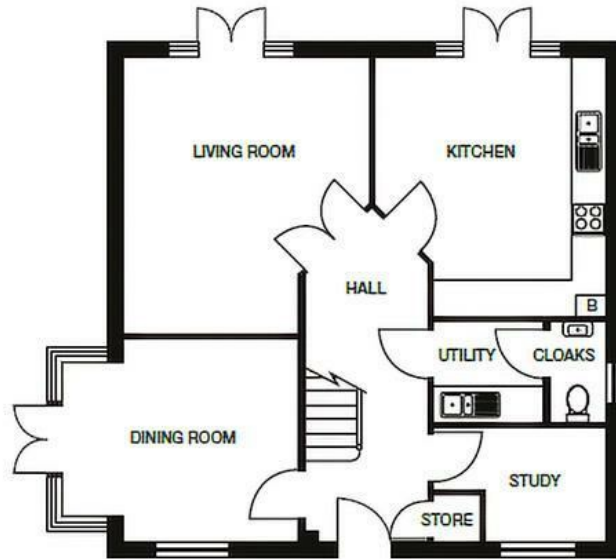






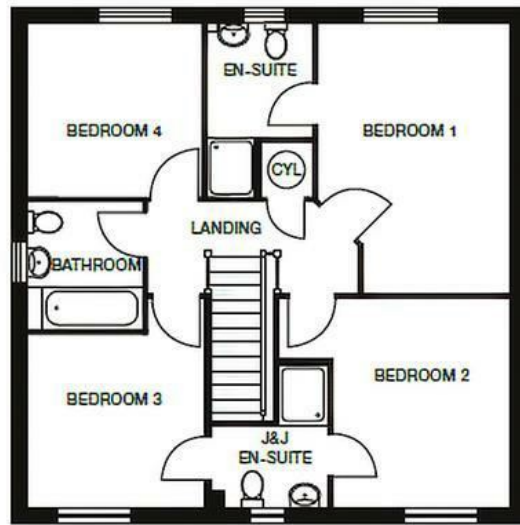






### Ground Floor

- Kitchen**  
3895mm x 4351mm 12'9" x 14'3"
- Dining Room**  
3988mm x 3389mm 13'1" x 11'1"
- Living Room**  
4147mm x 4653mm 13'7" x 15'3"
- Study**  
2910mm x 1905mm 9'6" x 6'3"
- Utility Room**  
1852mm x 1673mm 6'0" x 5'5"
- Cloaks**  
950mm x 1673mm 3'1" x 5'5"



### First Floor

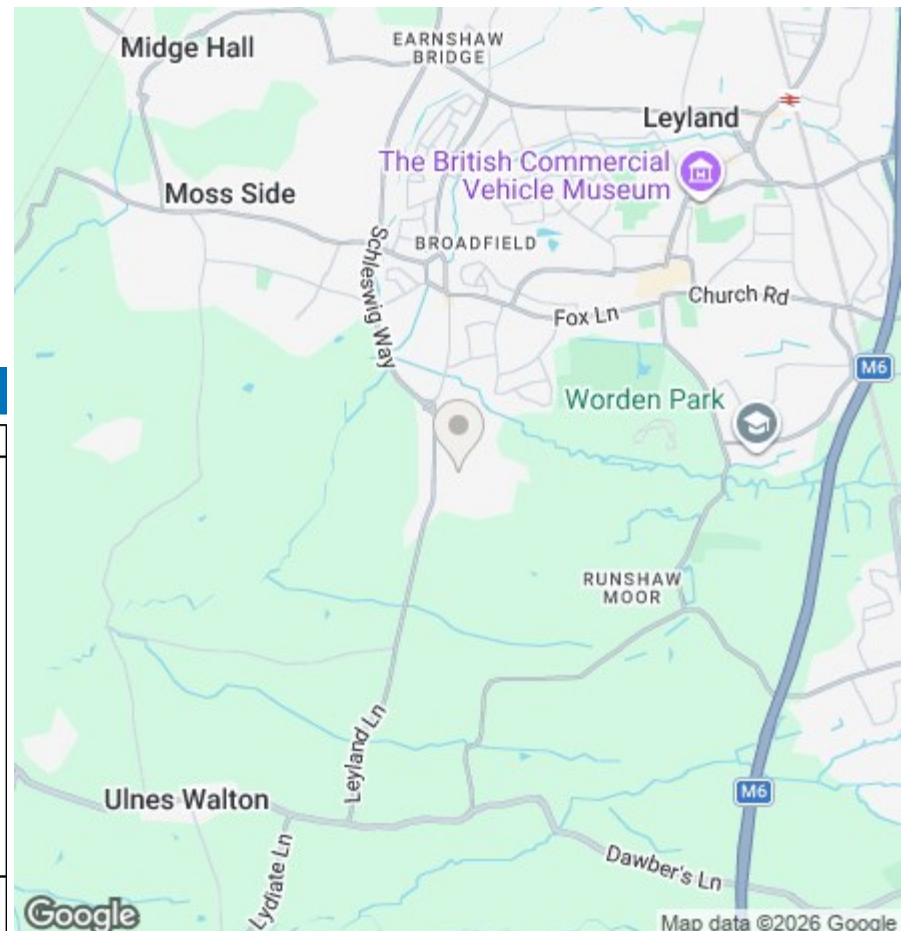
- Bedroom 1**  
3231mm x 4534mm 10'7" x 14'10"
- En-Suite**  
1755mm x 2940mm 5'9" x 9'7"
- Bedroom 2**  
3866mm x 3508mm 12'8" x 11'6"
- Bedroom 3**  
2996mm x 2900mm 9'10" x 9'6"
- Jack & Jill En-suite**  
1995mm x 2410mm 6'6" x 7'10"
- Bedroom 4**  
2960mm x 2918mm 9'8" x 9'6"
- Bathroom**  
1939mm x 2112mm 6'4" x 6'11"

Please note: Selected plots have photovoltaic panels. Please ask sales executive for details of positioning on specific plots.

Dimensions stated are +/- 25mm (within 50mm/2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.



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			92
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		