BEN ROSE



Croston Road, Farington Moss, Leyland

£750,000

Ben Rose Estate Agents are pleased to bring to market this beautifully presented five-bedroom detached family home, occupying a fantastic plot within a sought-after area of Leyland. Built as a new-build property and finished to an exceptionally high standard throughout, the home has been thoughtfully designed with modern family living in mind, offering an abundance of versatile internal and external space. Ideally positioned close to Leyland town centre, the property is well placed for a range of excellent local schools, shops and everyday amenities, while also benefiting from superb transport links via the nearby M6 and M61 motorways, making it an excellent choice for families and commuters alike.

Upon entering, the spacious entrance hall immediately sets the tone for the quality and generous proportions found throughout the home. From here you can find access to all ground-floor rooms and the staircase, which features gorgeous ambient lighting. There is also a stylish modern WC and useful, large under-stair storage. To the front of the property is the spacious lounge, which enjoys a dual-aspect outlook and features a bay window to the front, creating a bright and welcoming reception space. To the rear, the heart of the home is undoubtedly the expansive modern kitchen, family and dining room, designed to provide an excellent space for both everyday living and entertaining. A roof lantern floods the room with natural light, while bi-fold doors open directly onto the patio and rear garden, creating a seamless connection between the indoor and outdoor spaces. There is ample room for a large sofa suite, dining table and additional furnishings, while the sleek contemporary kitchen is fitted with a fridge freezer, large induction hob, dishwasher and wine fridge, with a central island incorporating a sink. The kitchen also provides access to the generous utility room, which offers an excellent amount of wall and base storage, space for a washing machine and tumble dryer, together with an additional sink.

The first floor provides four generously proportioned double bedrooms, offering excellent flexibility for growing familys, guests or those requiring dedicated home working space. Bedroom two benefits from its own three-piece en-suite shower room, while an airing cupboard provides useful additional storage from the landing. Completing this floor is the large three-piece family bathroom, fitted with a bath and over-bath shower. The second floor is dedicated to the impressive master bedroom, which enjoys a generous layout with skylights, its own landing area and a useful storage cupboard. There is also access to eaves storage running along the full width of the home, providing an excellent amount of additional storage space. The master suite is further complimented by a stunning four-piece bathroom, complete with a corner shower and separate bath.

Externally, the property continues to impress with a tiered rear garden featuring a raised patio and garden terrace leading down to a lawned area. The garden is not directly overlooked, providing a good degree of privacy and making it an ideal setting for relaxing or entertaining during the warmer months. To the front, a generous driveway provides ample off-road parking for multiple vehicles and leads up to the double garage, while an easy-to-maintain lawn and brick wall surround complete the frontage. The double garage offers exceptional versatility, with a converted loft space providing the potential to be utilised in a variety of ways, including as a business premises, hairdressing or beauty salon, home office, gym, children's playroom, games room or even a guest bedroom. A WC is also located within the garage, alongside additional eaves storage. Further benefits include CCTV and Cat 5 cabling throughout, adding to the practical and modern specification of this impressive family home.






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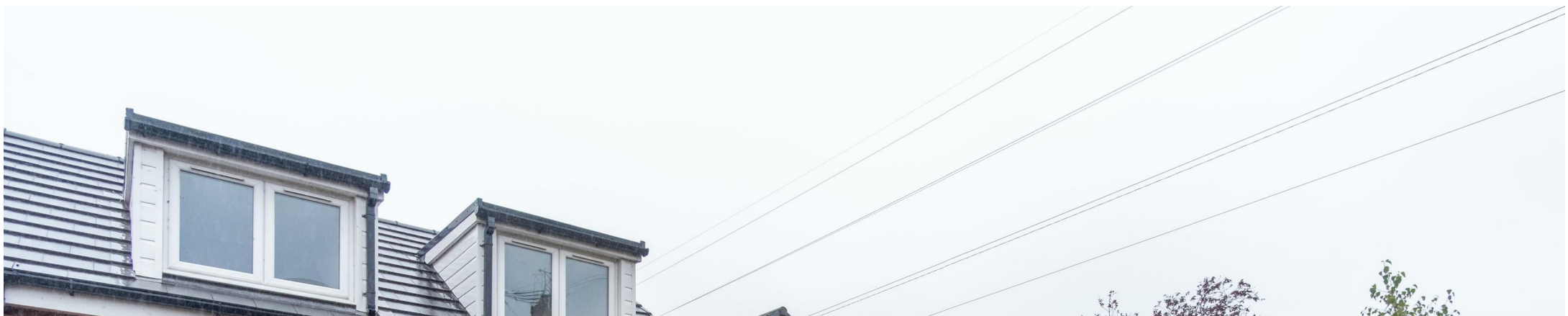




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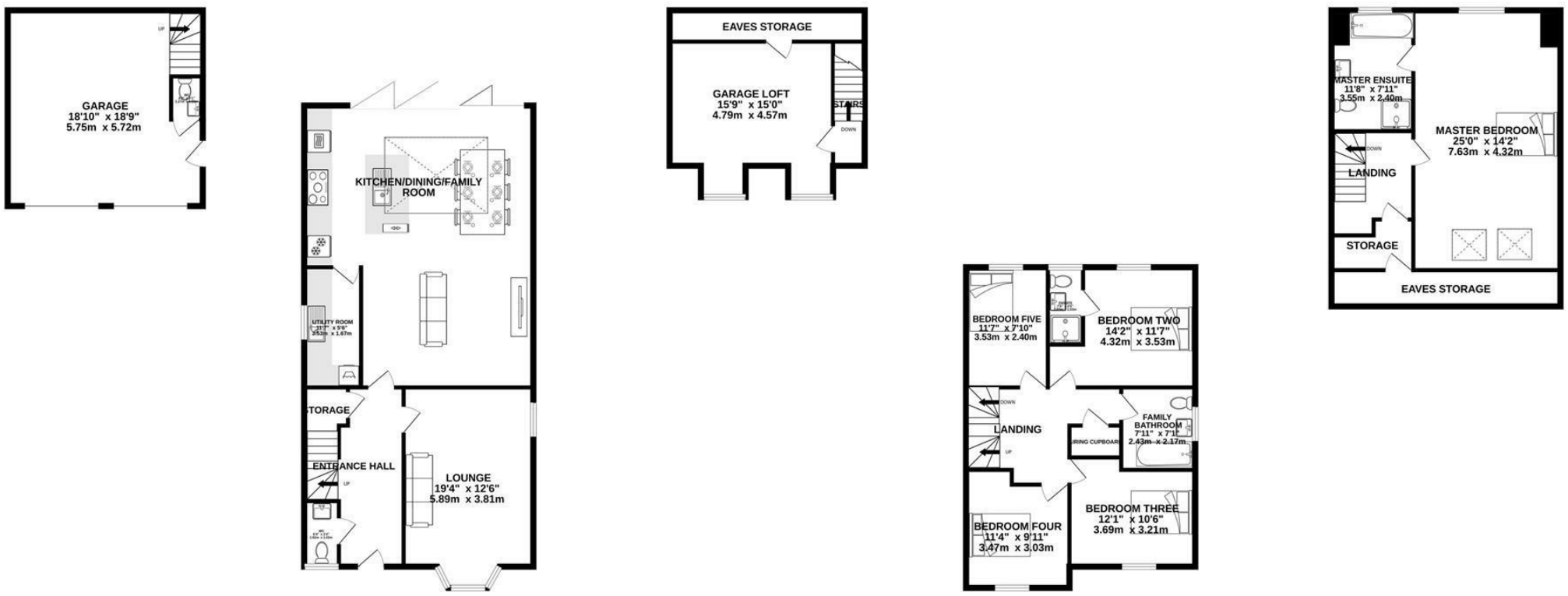


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GROUND FLOOR
1344 sq.ft. (124.9 sq.m.) approx.

1ST FLOOR
964 sq.ft. (89.6 sq.m.) approx.

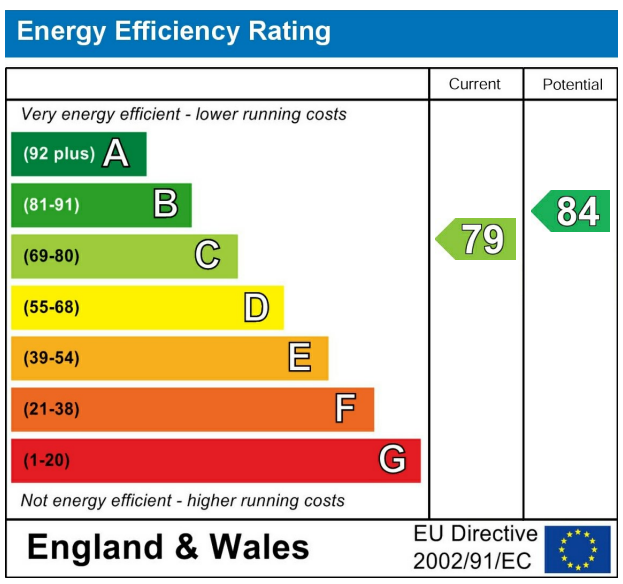
2ND FLOOR
619 sq.ft. (57.5 sq.m.) approx.

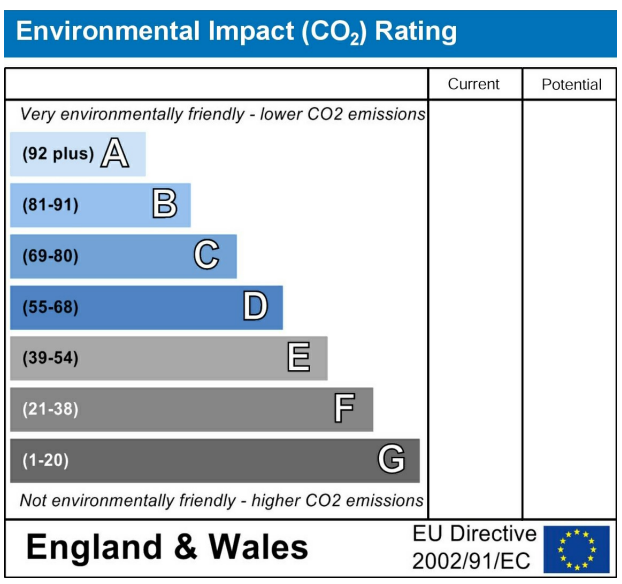


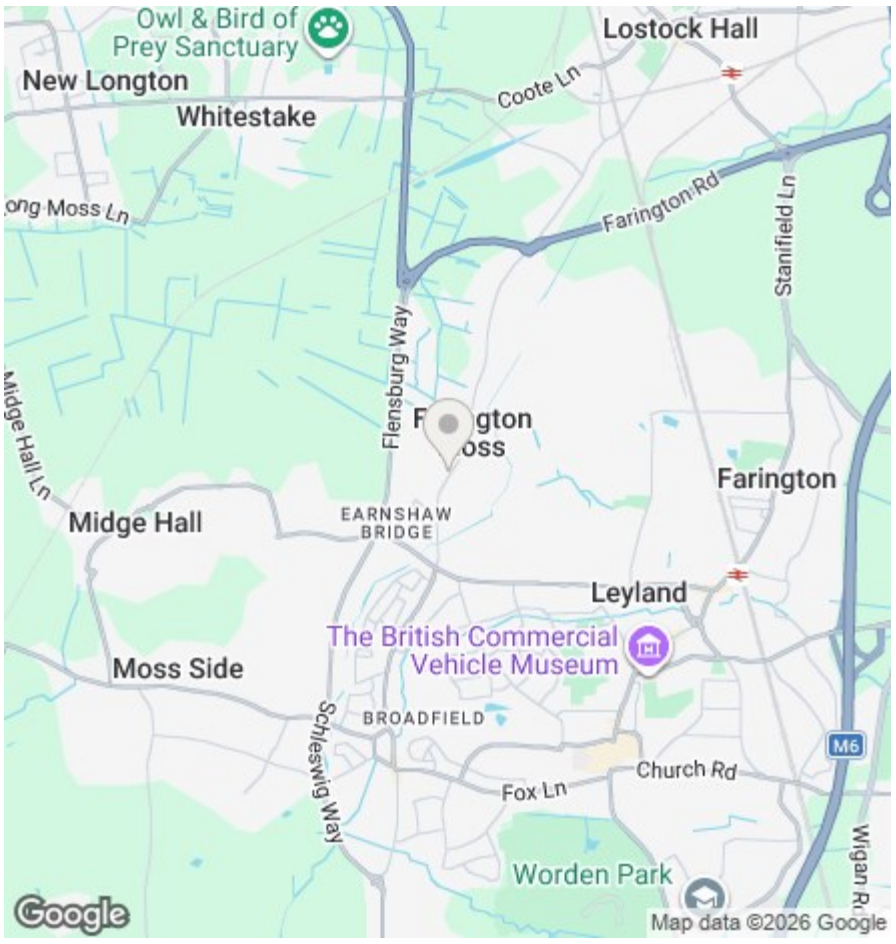
TOTAL FLOOR AREA : 2928 sq.ft. (272.0 sq.m.) approx.

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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