BEN ROSE



Bent Lane, Leyland

£575,000

Ben Rose Estate Agents are pleased to present to market this exceptional, newly built five-bedroom detached home, offered with NO CHAIN and finished to a contemporary standard throughout. Occupying a prominent corner plot behind an electronic gated entrance, this impressive property provides an abundance of versatile living space, making it ideally suited to growing families seeking a modern and spacious home. Situated in the highly convenient town of Leyland, the property is well placed for a range of local shops, supermarkets, schools and leisure facilities, with excellent bus links and Leyland train station providing convenient rail access to surrounding towns and cities. The M6 and M61 motorways are also within easy reach, making this an excellent location for commuters travelling towards Preston, Manchester and beyond.

Stepping into the welcoming reception hall, access is provided to the majority of the ground floor accommodation. To the front of the home is a spacious lounge, offering a comfortable setting for relaxing and entertaining. Across the hall is a versatile study, which could easily be adapted to suit the needs of the new owners as a snug, games room, cinema room or additional living space. Continuing through the hall, the staircase rises to the first floor, while a practical utility room provides further storage and convenient access out to the driveway. There is also a useful boot room, which leads through to a downstairs WC. To the rear of the home, a sizeable dining room flows seamlessly into the stunning kitchen/breakfast room, creating a fantastic space for family life and entertaining. The kitchen is fitted with a range of integrated appliances and is centred around an impressive island with breakfast bar seating for several people. Ceiling windows and large bi-folding doors allow an abundance of natural light to fill the space while providing a wonderful connection with the rear garden.

Moving upstairs, the first floor provides five well-proportioned bedrooms, offering excellent flexibility for larger families or those requiring space for guests, home working or hobbies. The impressive master bedroom benefits from its own luxurious en-suite shower room, creating a private retreat away from the main living areas. The remaining bedrooms are served by a modern three-piece family bathroom, complete with an over-the-bath shower.

Externally, the home makes an immediate impression, with electronic gated access opening onto a large tarmac driveway providing off-road parking for up to eight cars and leading to the integrated double garage. The corner plot further enhances the sense of space and privacy. To the rear is a generous lawned garden, offering an excellent blank canvas for the new owners to landscape and personalise to their own taste, whether creating a family-friendly garden, outdoor entertaining area or both. Combining striking modern design, versatile accommodation and an excellent Leyland location, this outstanding home presents a fantastic opportunity for families looking to move straight into a spacious, newly built property with no onward chain.

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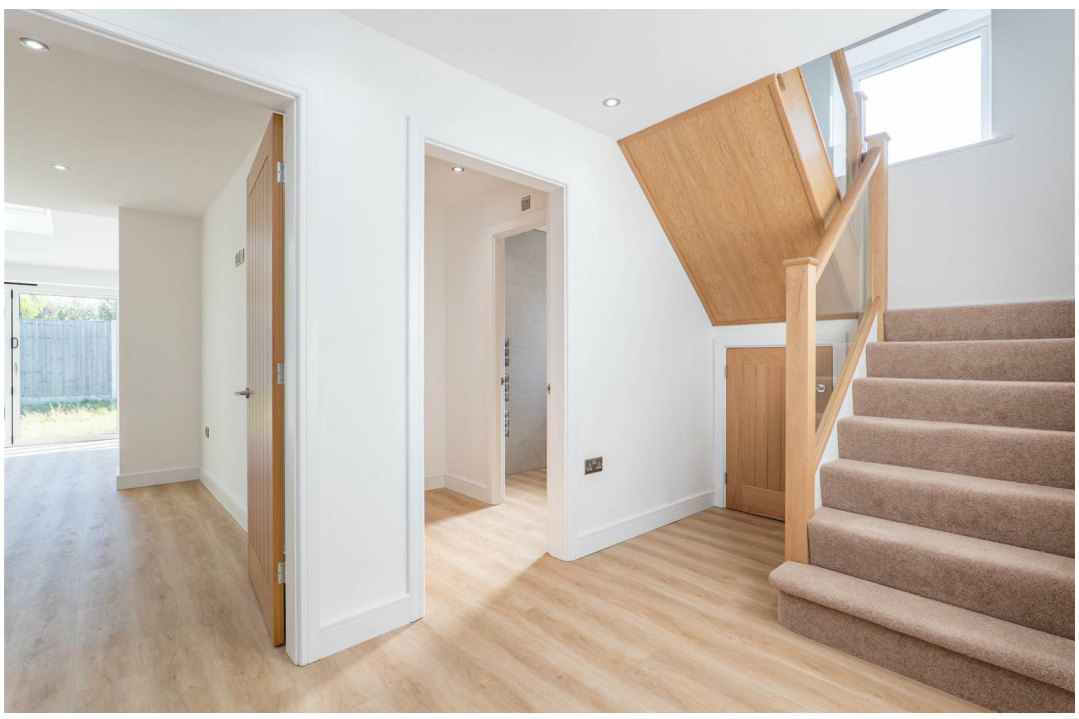
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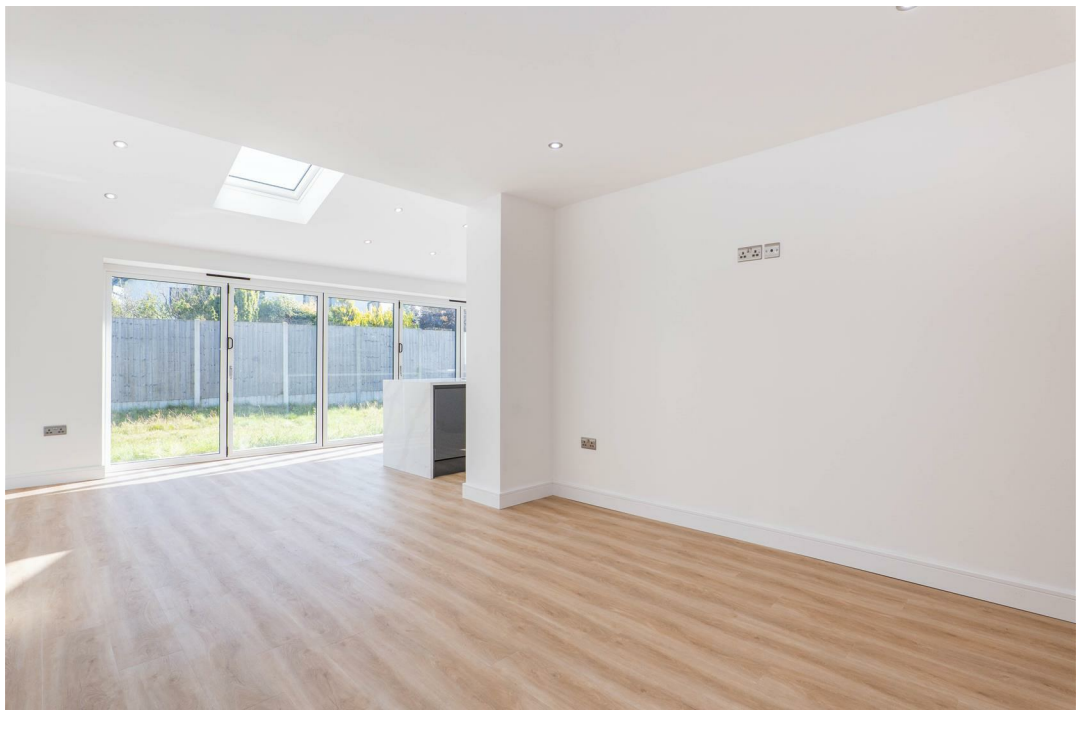


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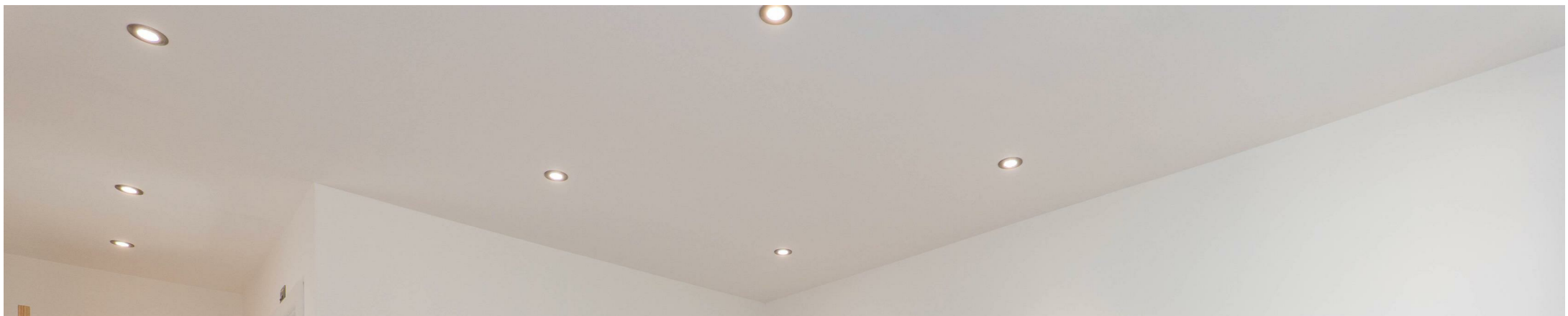




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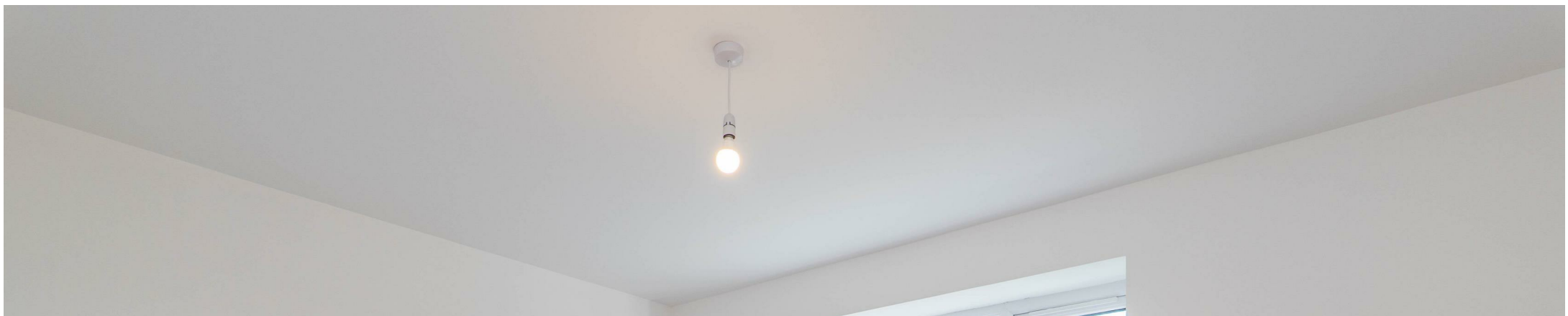
























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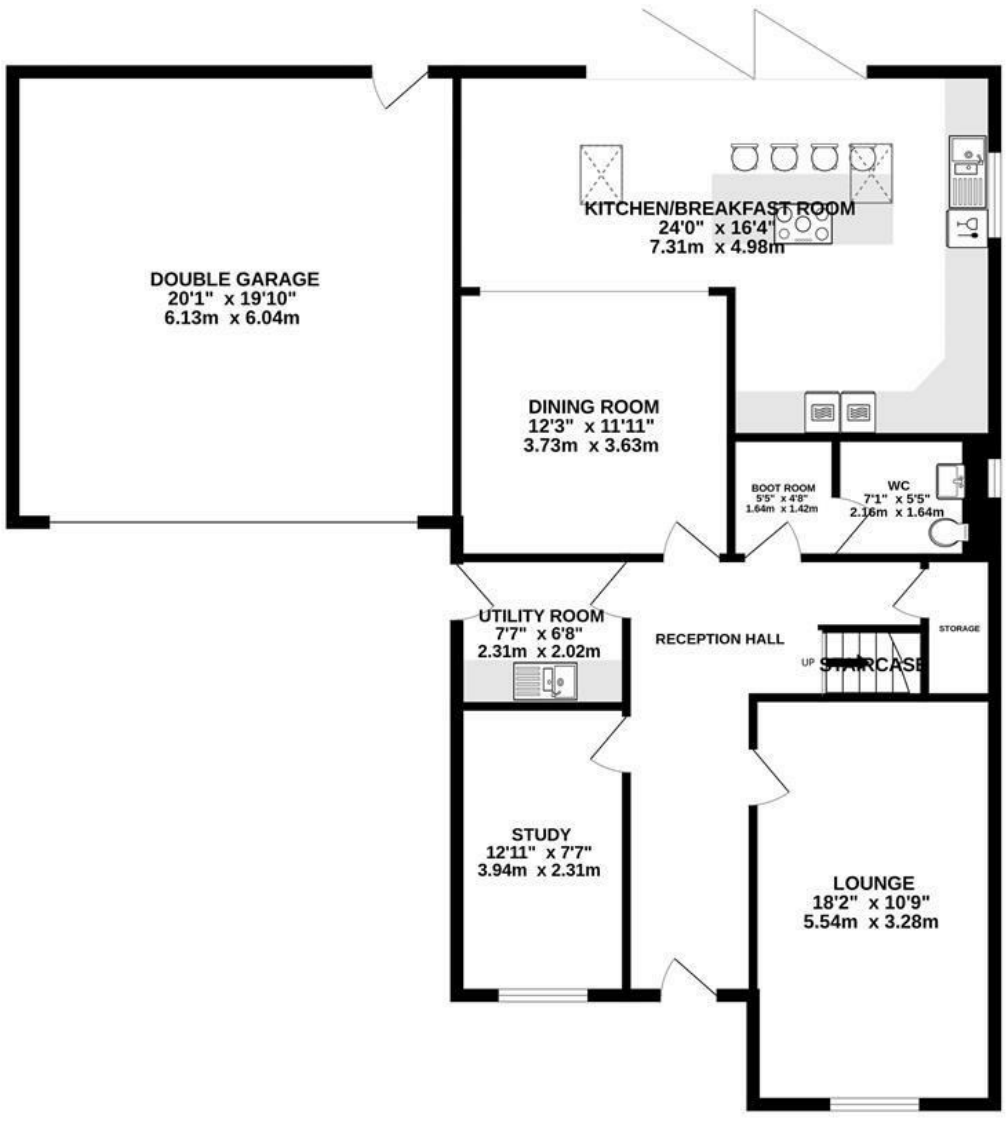




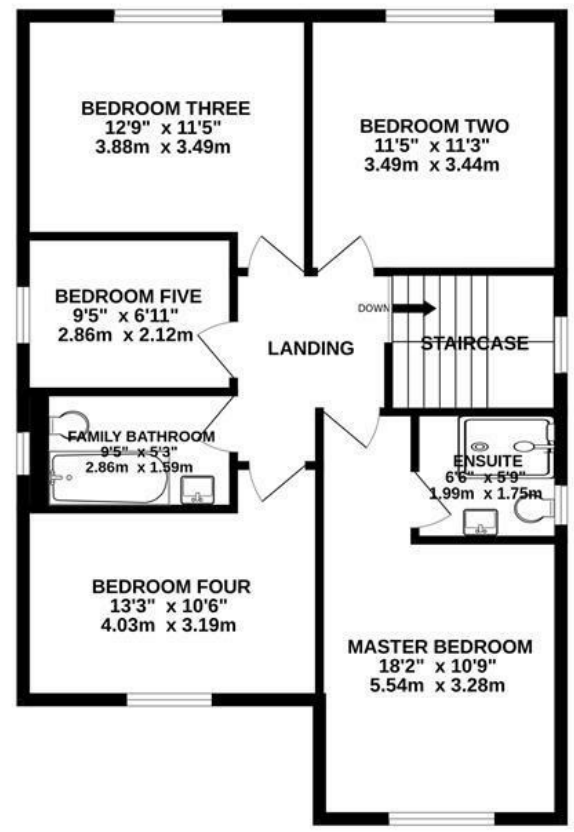
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GROUND FLOOR
1435 sq.ft. (133.3 sq.m.) approx.



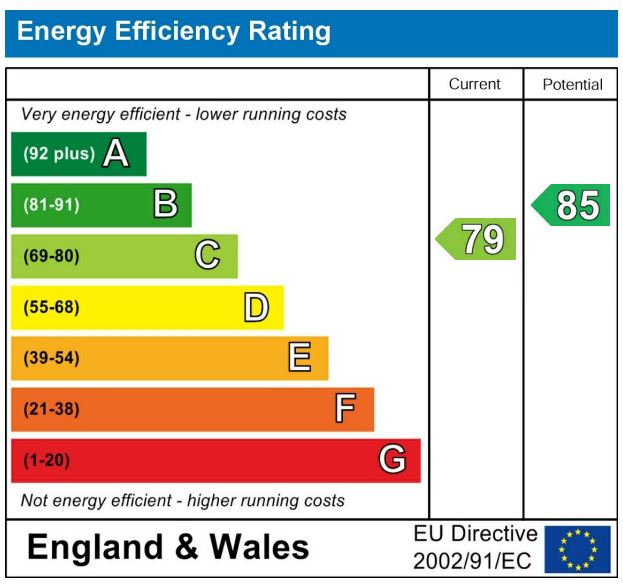
1ST FLOOR
786 sq.ft. (73.0 sq.m.) approx.

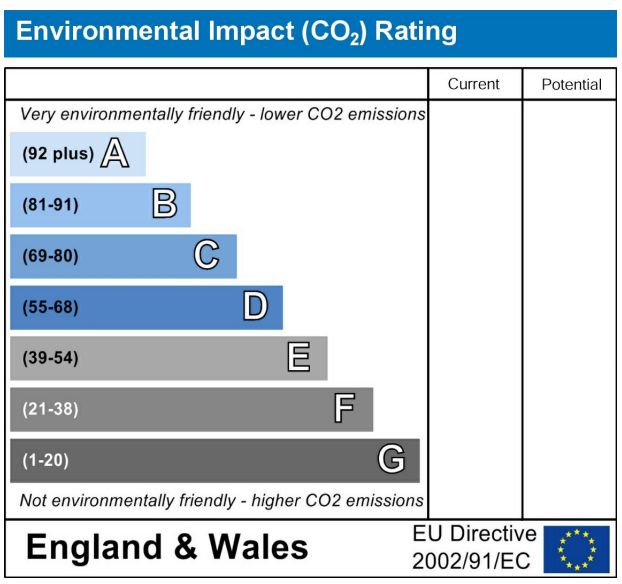


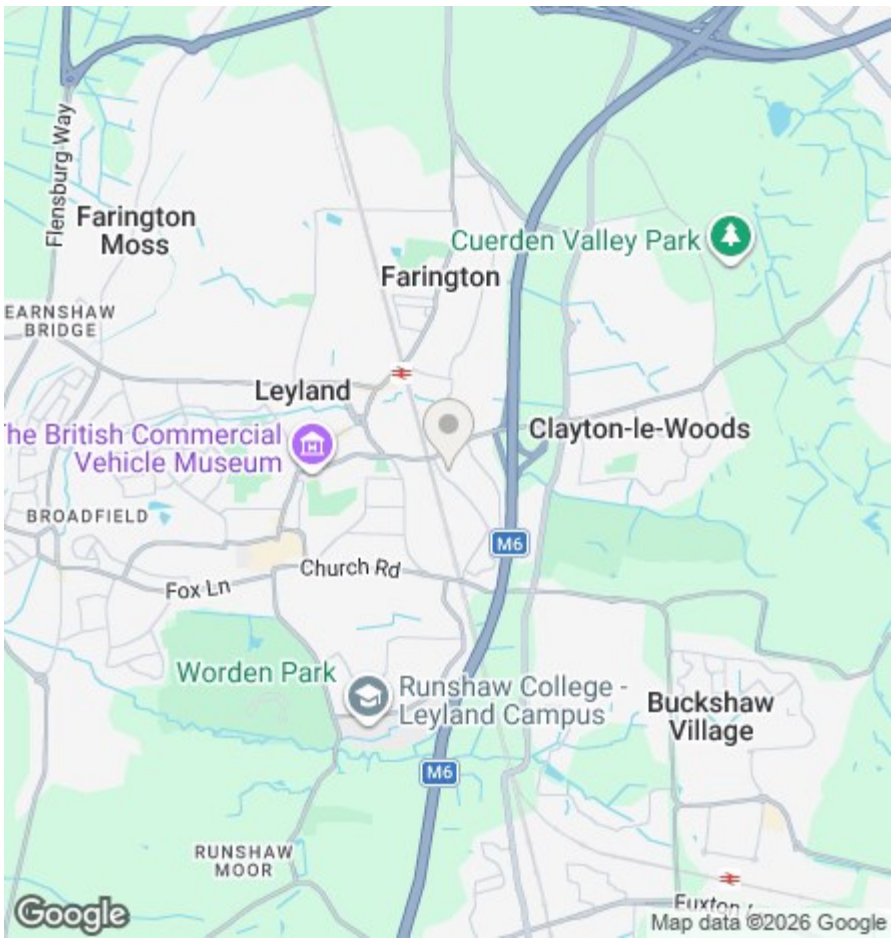
TOTAL FLOOR AREA : 2221 sq.ft. (206.3 sq.m.) approx.

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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