BEN ROSE



Broadfield Drive, Leyland

Offers Over £260,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented and thoughtfully upgraded three bedroom semi-detached family home, offering stylish modern living, excellent energy efficiency and a fantastic outdoor entertaining space. Improved to a high standard by the current owners, this impressive property combines contemporary open-plan living with practical family accommodation, while benefiting from solar PV, Tesla Powerwall 3 battery storage, driveway parking and an attached garage.

The property welcomes you into a spacious entrance hallway leading to a stunning open-plan kitchen, dining and living area, creating a fantastic social space ideal for both everyday family life and entertaining. The modern fitted kitchen features integrated appliances and flows seamlessly into the dining and living areas, providing a bright and versatile space overlooking the rear garden.

The home offers three well-proportioned bedrooms along with a modern family bathroom, all finished to a high standard throughout. The property has been carefully maintained and enhanced by the current owners, allowing the next owners to move straight in and enjoy.

Externally, the property boasts a beautifully landscaped rear garden designed for outdoor living, featuring a generous decked entertaining area, pergola seating area and a private setting perfect for relaxing or hosting friends and family. To the front, a large block-paved driveway provides ample off-road parking and leads to the attached garage.

A major benefit of this home is its renewable energy system, incorporating solar PV panels and a Tesla Powerwall 3 home battery storage system, helping to maximise energy efficiency and reduce reliance on the grid.

Situated in a popular residential location with excellent access to local amenities, schools, transport links and motorway networks, this superb family home offers a rare combination of modern living, energy efficiency and outdoor space. Early viewing is highly recommended.





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MOËT & CHANDON
2015



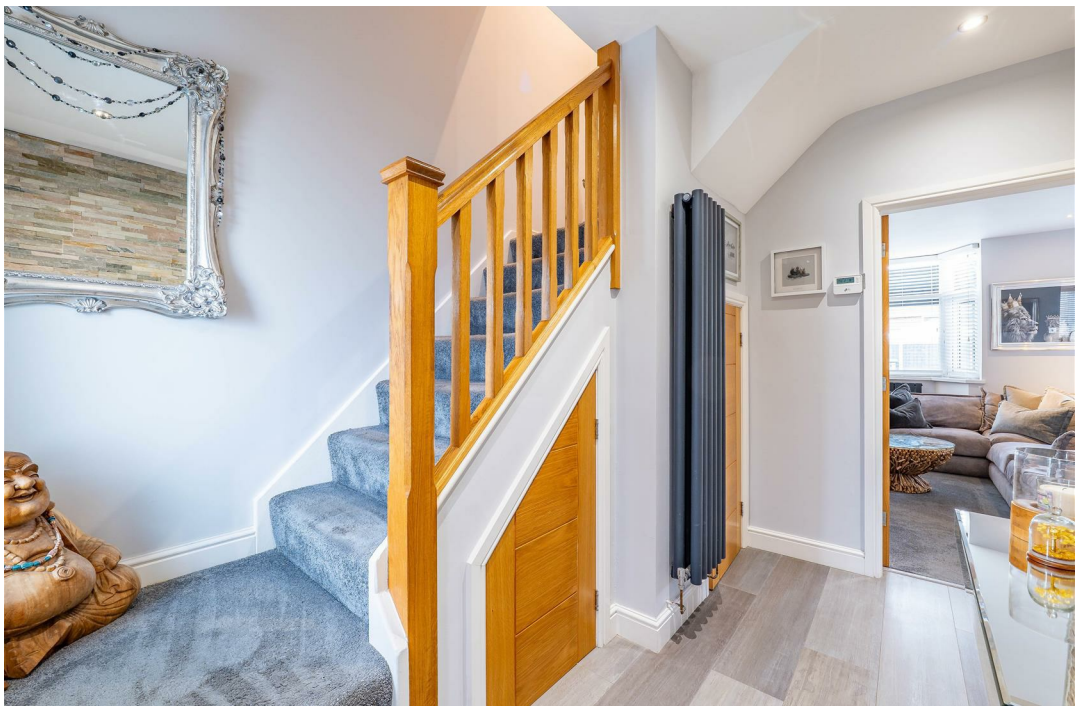

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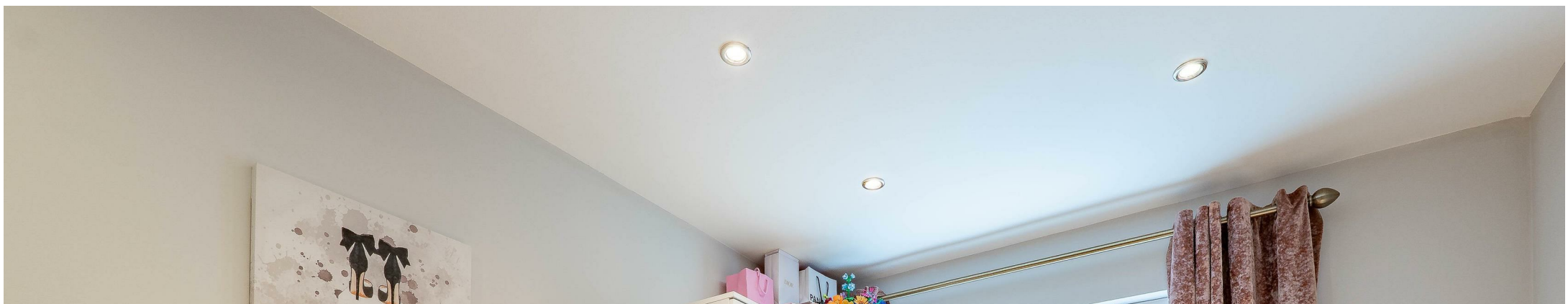




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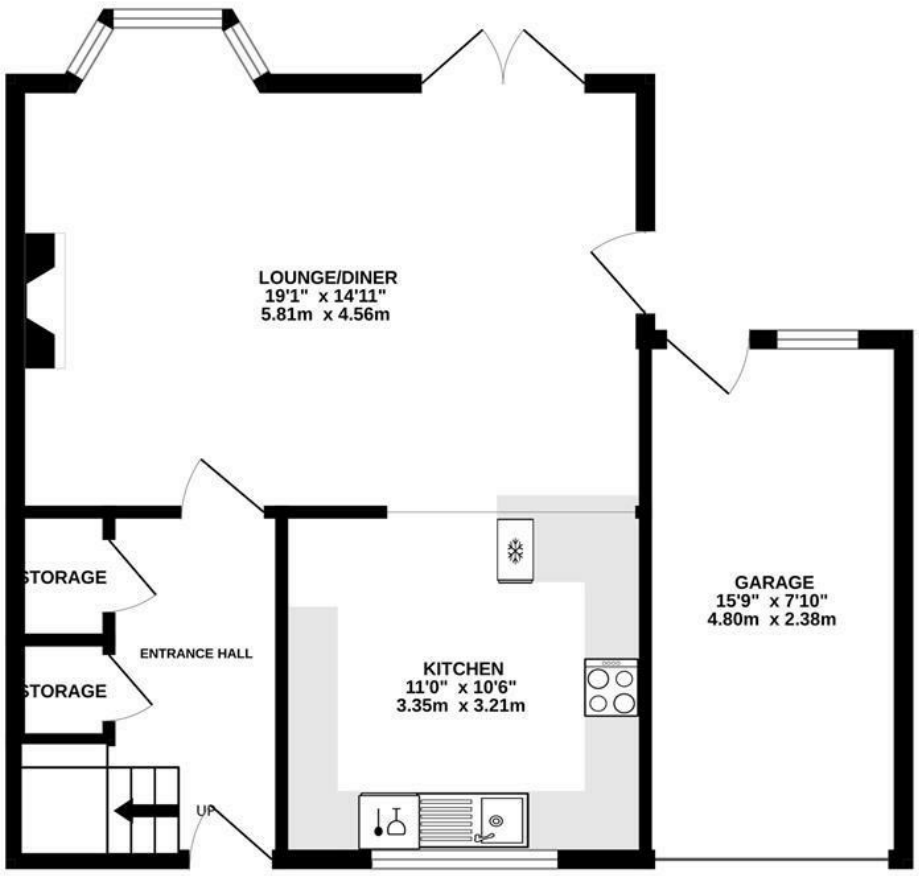




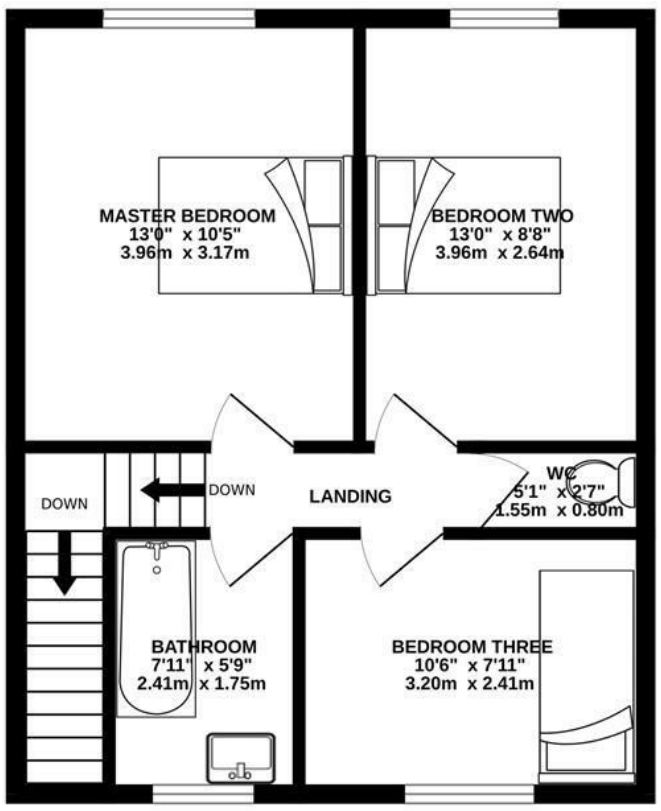
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GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



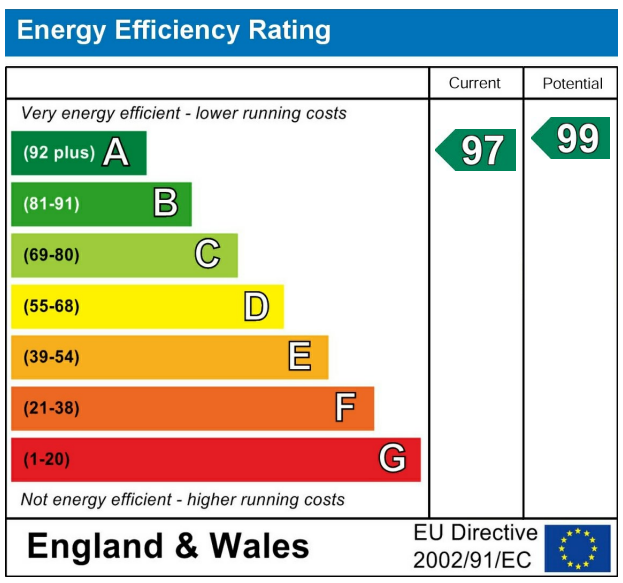
1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.

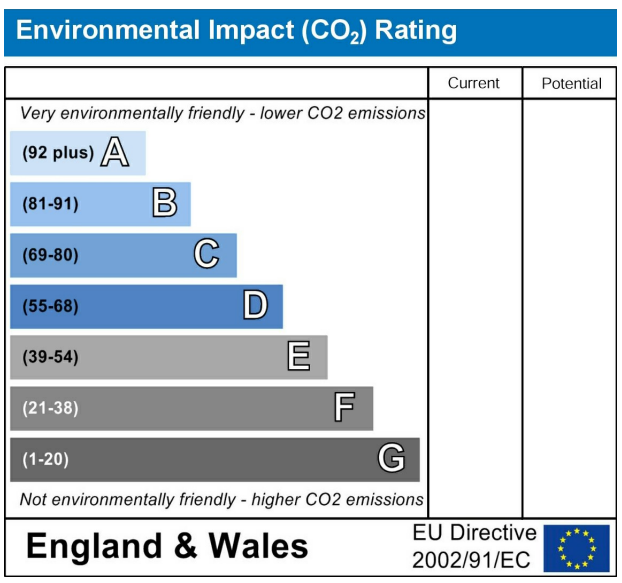


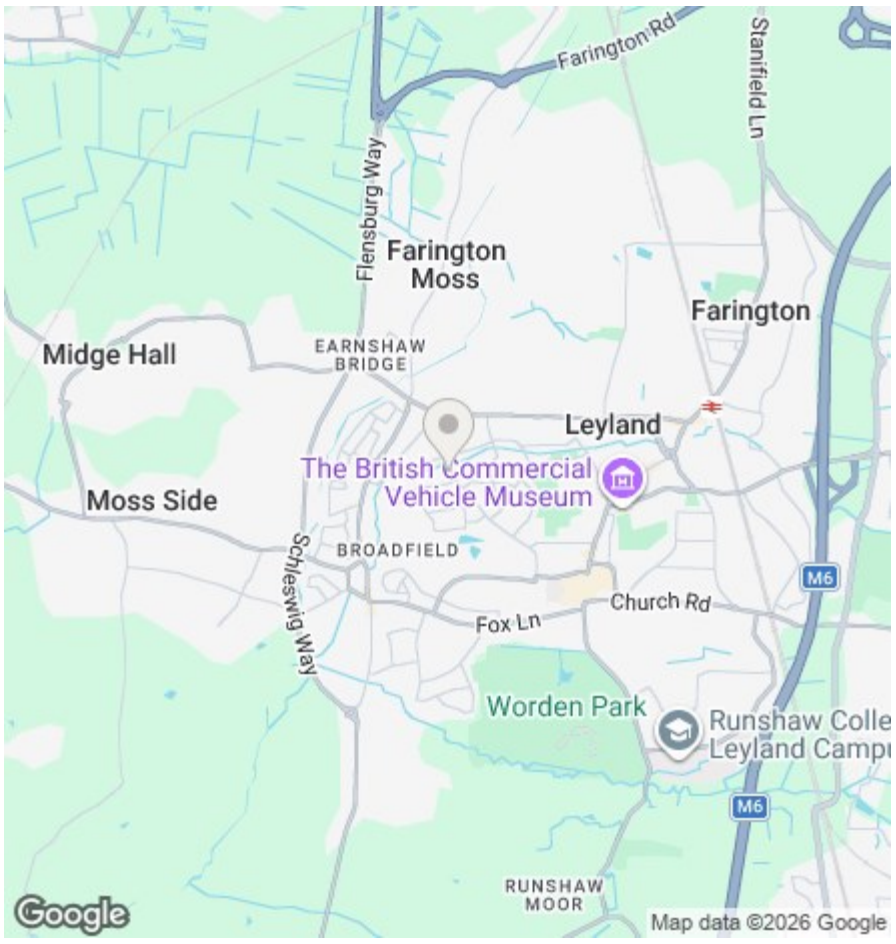
TOTAL FLOOR AREA : 1023 sq.ft. (95.1 sq.m.) approx.

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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