



## Bannister Brook Gardens, Leyland

**Offers Over £650,000**

Ben Rose Estate Agents are pleased to present to market this exceptional five-bedroom detached residence, set across three floors within an exclusive gated development in the heart of Leyland. Showcasing ultra-modern design, bespoke finishes, and exquisite attention to detail, this home has been thoughtfully crafted to offer both comfort and sophistication, making it an ideal choice for growing families who desire luxury living in a secure and private setting. The property is perfectly positioned with excellent travel links, including Leyland train station, regular bus services, and easy access to the M6 and M61 motorways, ensuring smooth connections to Preston, Chorley, Manchester, and Liverpool. Families will also appreciate the abundance of well-regarded schools and local amenities nearby, alongside leisure and green spaces such as Worden Park and the scenic Cuerden Valley Park – all just a short distance away.

Upon entering, you are welcomed into a grand reception hall where the glass balustrade staircase becomes an instant focal point, setting the tone for the contemporary elegance that flows throughout the home. To the front, a dedicated cinema room awaits, fully designed with dark interiors and LED mood lighting to replicate the true cinema experience – a rare feature perfect for family nights in or entertaining friends. Moving towards the rear, the property truly comes to life in the form of a spectacular open plan kitchen, dining, and family room. Expansive in scale and flooded with natural light, this space has been designed for both everyday living and grand social occasions. Sleek cabinetry, integrated appliances, and a central island with breakfast bar seating create the heart of the home, while bi-folding doors blend the indoors with the outdoors, offering a seamless transition to the garden. A stylish utility room continues the kitchen's design and provides practical access to the side of the property. Completing the ground floor is a striking cloakroom and WC, adorned with luxurious black and gold tiling. Underfloor heating runs throughout this level, ensuring both comfort and modern refinement.

Ascending to the first floor, you will find four generously sized bedrooms, each finished to an impeccable standard and each boasting its own private en-suite. Bedrooms two and four feature indulgent four-piece en-suites complete with integrated televisions beside the bath, transforming everyday routines into moments of relaxation. Bedrooms three and four also offer Juliette balconies, introducing natural light and enhancing the sense of space. This floor perfectly balances functionality with opulence, providing every family member or guest with their own private retreat.

The entire second floor is dedicated to a master suite of exceptional scale and design. The bedroom is a haven of tranquillity, illuminated by skylights that create an airy, open atmosphere. A spacious dressing room with pitched window offers ample storage while exuding style and sophistication. The showpiece is the four-piece en-suite bathroom, finished in striking black and gold marble tiling, complete with a fitted television beside the bath – a space crafted to deliver spa-like indulgence in the privacy of your own home.

Externally, the property continues to impress. To the front, a substantial driveway provides off-road parking for up to four vehicles. The rear garden has been designed with both relaxation and family living in mind, featuring a well-sized lawn and a patio seating area, ideal for al fresco dining or summer entertaining.

Altogether, this is a truly remarkable home that blends cutting-edge design with practical family living, set within a highly desirable and private development. Offering a rare combination of space, style, and luxury, it is the perfect choice for those seeking a prestigious address in Leyland.





















































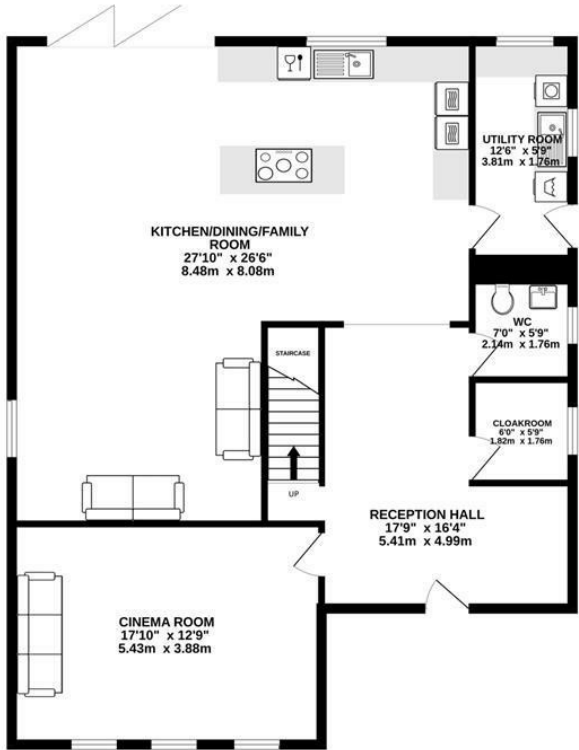




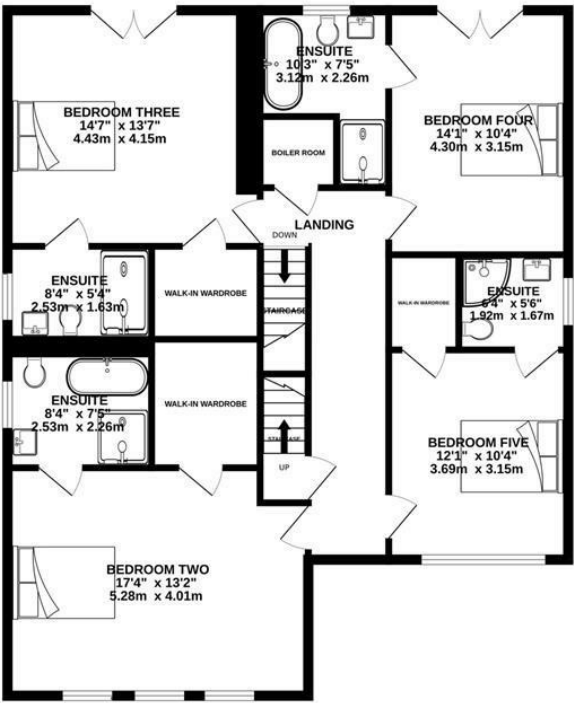


# BEN ROSE

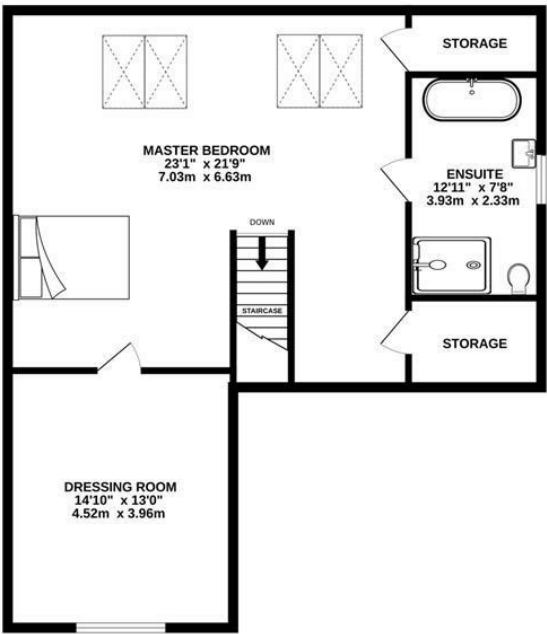
GROUND FLOOR  
1188 sq.ft. (110.4 sq.m.) approx.



1ST FLOOR  
1139 sq.ft. (105.8 sq.m.) approx.



2ND FLOOR  
848 sq.ft. (78.8 sq.m.) approx.



TOTAL FLOOR AREA : 3300sq.ft. (306.6 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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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                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | 84                      | 88        |
| England & Wales                             | 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 |                         |           |
|   |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |

