



## Burnham Close, Leyland, Clayton-le-Woods

Offers Over £350,000

Ben Rose Estate Agents are pleased to present to market this stunning four-bedroom detached family home, located in the ever-popular area of Clayton-Le-Woods. Offering generous living space, modern interiors and a practical layout, this home is ideally suited for growing families. Positioned within easy reach of Leyland and Chorley, residents enjoy close proximity to excellent schools, supermarkets, shops, restaurants, and leisure facilities. Cuerden Valley Park is also nearby, offering picturesque walks and green spaces. For commuters, Leyland station provides rail links to Preston, Manchester and Liverpool, while the M6, M61 and M65 motorways are only a short drive away. Excellent bus services also connect the area with Chorley and Preston, making this an exceptionally well-situated property.

Upon entering the home, you are welcomed into a bright hallway that provides access to all the main ground floor rooms as well as the integral garage. To the front, the spacious lounge offers a relaxing retreat with plenty of natural light, ideal for family evenings. To the rear, the heart of the home lies in the brand new, never been used, contemporary open-plan kitchen and dining room, complete with sleek fitted units, integrated appliances and a central island with hob. French doors open directly onto the garden, creating a seamless indoor-outdoor flow perfect for entertaining. A separate utility room provides additional convenience, while a ground floor WC completes this level.

The first floor boasts four well-proportioned bedrooms, each designed with flexibility in mind. The master bedroom benefits from a brand new, modern ensuite shower room and a recessed TV wall, while bedroom two also features a recessed TV wall. Bedrooms three and four are generous doubles, ideal for children, guests, or office use. A stylish family bathroom, finished with contemporary fittings, serves the remaining rooms.

Externally, the property enjoys a welcoming frontage with a neat lawn and planted borders. A driveway offers parking for two vehicles and leads to the integral garage, providing secure storage. To the rear, the south-facing landscaped garden is beautifully presented, with a paved patio seating area and a well-maintained lawn, offering the perfect setting for outdoor dining and family gatherings.

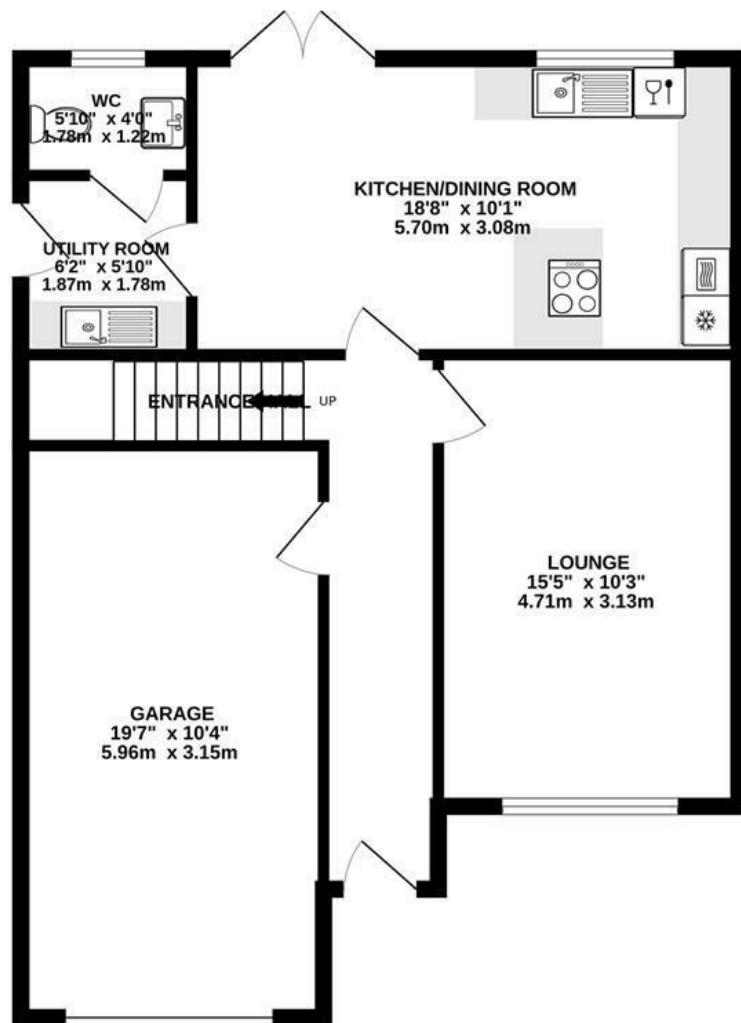
In summary, this is a beautifully presented family home that combines style, space, and convenience in a highly sought-after location.



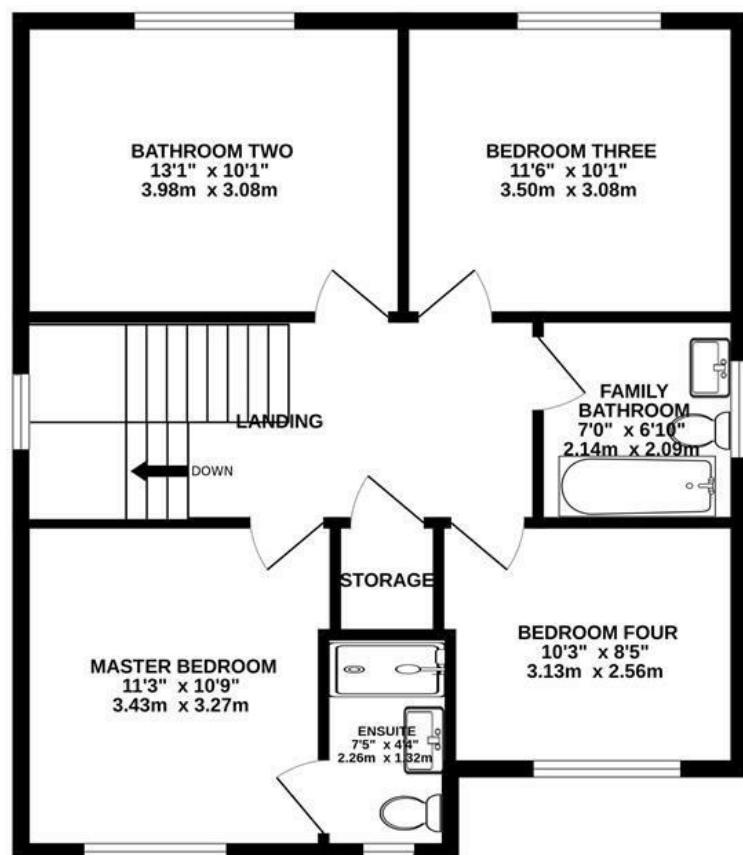


# BEN ROSE

GROUND FLOOR  
713 sq.ft. (66.2 sq.m.) approx.



1ST FLOOR  
668 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA: 1381 sq.ft. (128.3 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.



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	97
(81-91)	B	98
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
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	

