



Hollington Close, Leyland

Offers Over £435,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached home, ideal for families seeking generous living space and modern comforts. Finished to a high standard throughout, this impressive property offers a perfect blend of style and practicality, further enhanced by the addition of solar panels for improved energy efficiency. Situated in the sought-after area of Leyland, the home benefits from excellent local amenities including well-regarded schools, supermarkets, and leisure facilities. There are also convenient transport links nearby, with easy access to the M6 and M65 motorways, regular bus routes, and Leyland train station providing direct connections to surrounding towns and cities such as Preston and Chorley.

Upon entering the home, you are welcomed into a bright entrance hall which leads through to the first floor via a central staircase, along with access to a convenient ground floor WC. To the front of the property is a versatile bay-fronted room, perfect for use as a snug, playroom, or home office. Continuing through, the spacious lounge offers a warm and inviting atmosphere, complete with a feature fireplace and stunning tri-folding doors that open out onto the garden, allowing for an abundance of natural light. To the side, the heart of the home is the generously sized open plan kitchen and dining area, beautifully designed with a contemporary finish and fitted with multiple integrated appliances. The dining area also benefits from tri-folding doors, creating a seamless indoor-outdoor flow, while an adjoining utility room provides additional storage and practicality.

Heading upstairs, the landing provides access to four well-proportioned double bedrooms, making this an ideal family home. The master bedroom stands out with its attractive bay window, allowing plenty of natural light, and is further complemented by a modern en suite shower room. The remaining bedrooms are all spacious and versatile, suitable for children, guests, or additional workspace if required. Completing this floor is a stylish and modern family bathroom, finished to a high standard.

Externally, the property continues to impress. To the front, there is a driveway providing off-road parking for multiple vehicles, along with an EV charging point and access to a double garage with an electric door. To the rear, the expansive garden offers a fantastic outdoor space for both relaxation and entertaining, featuring multiple paved seating areas, a large, well-maintained lawn, and beautifully arranged flower beds. A charming pergola adds further character, while external electrics ensures the space is well-suited for evening use. This exceptional home truly offers everything a modern family could need, combining space, style, and a highly convenient location.

















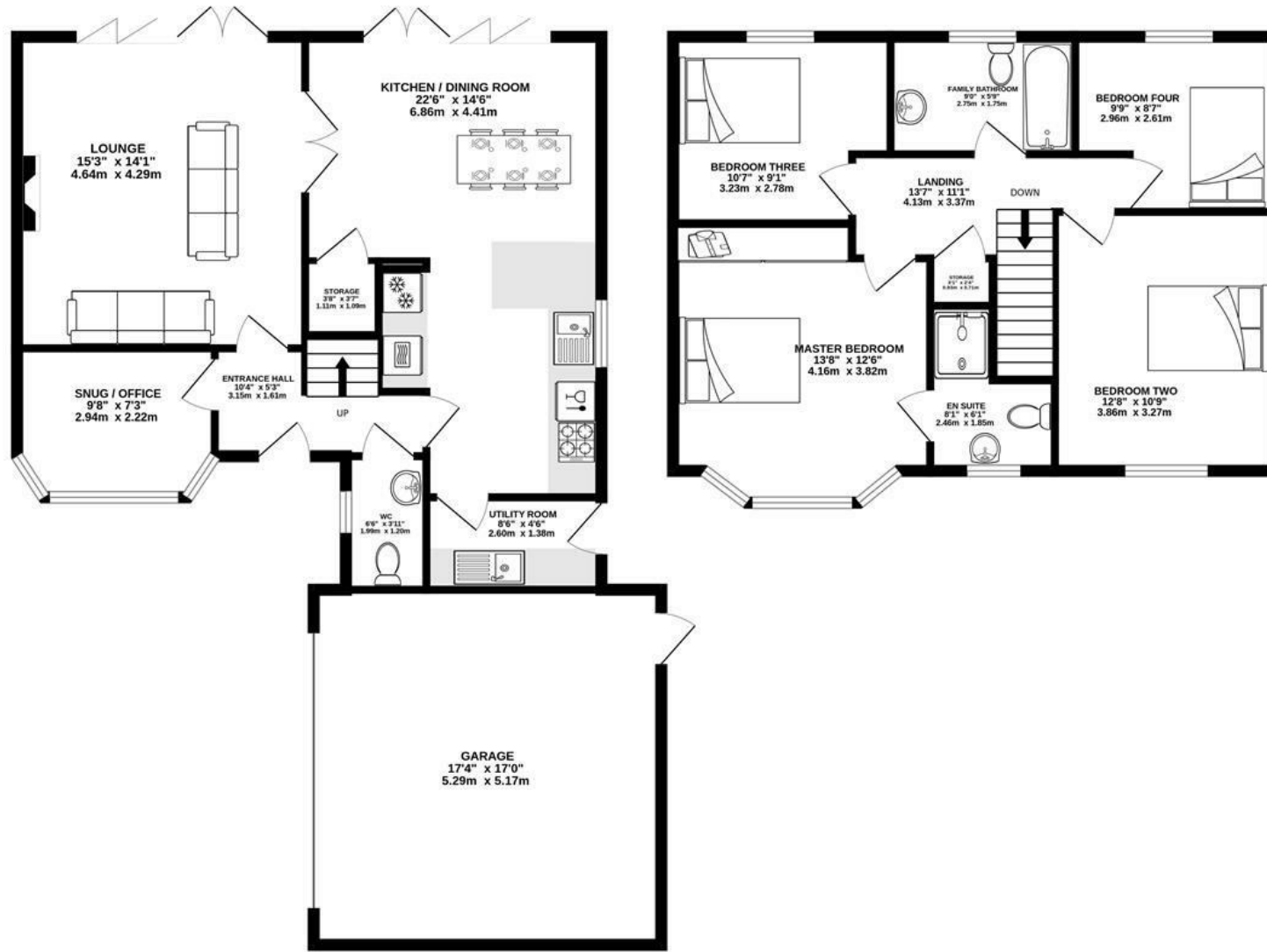




BEN ROSE

GROUND FLOOR
974 sq.ft. (90.5 sq.m.) approx.

1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.

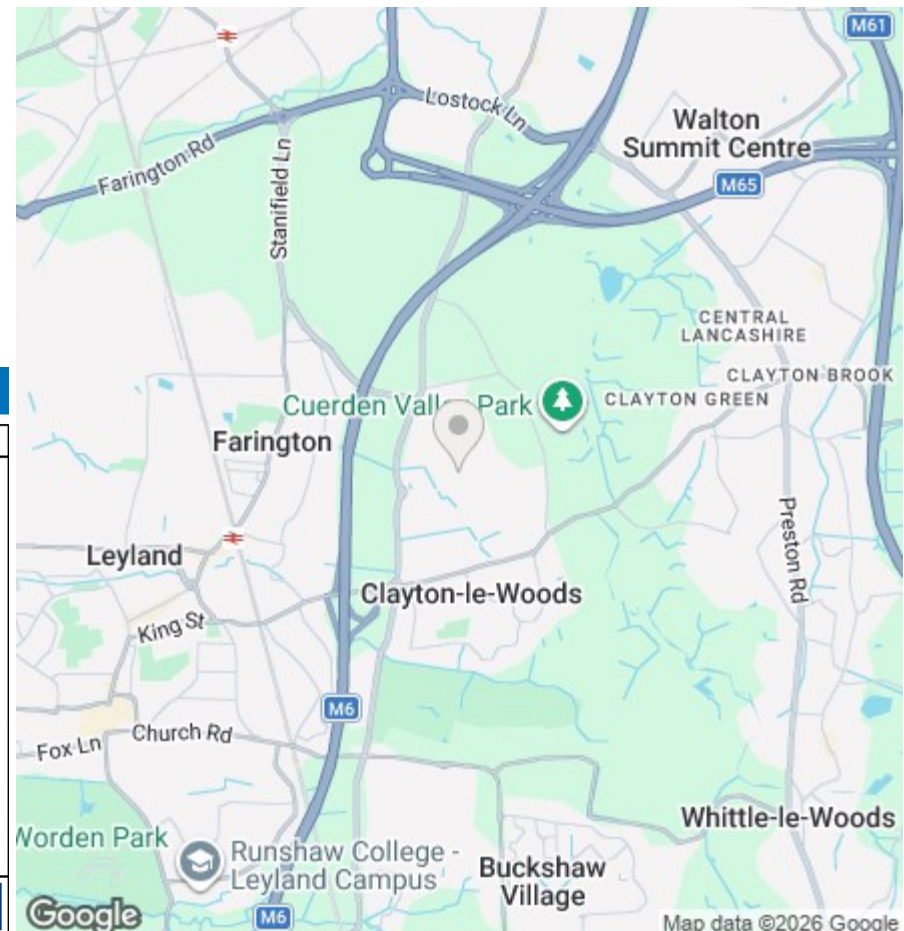


TOTAL FLOOR AREA : 1609 sq.ft. (149.4 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	88
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	