



## Cocker Lane, Leyland

**Offers Over £625,000**

Ben Rose Estate Agents are pleased to present to market this generously sized and highly versatile four-bedroom detached bungalow, situated on a quiet and private road in the sought-after town of Leyland, Lancashire. This impressive home offers spacious and flexible accommodation throughout, making it an excellent choice for families seeking single-storey living without compromising on space. Positioned behind a gated entrance, the property enjoys a peaceful setting while remaining conveniently close to a wide range of local amenities. Leyland town centre offers an excellent selection of shops, supermarkets, cafés and restaurants, while well-regarded schools and leisure facilities are also within easy reach. For commuters, Leyland Train Station provides direct rail links to Preston, Manchester and beyond, and there are excellent road connections via the nearby M6, M61 and M65 motorways, allowing straightforward access to surrounding towns and cities including Preston, Chorley and Blackburn.

Upon entering the home, you are welcomed by a spacious entrance hall that provides access to the majority of the rooms and immediately sets the tone for the generous proportions found throughout the property. Immediately, you'll notice the underfloor heating that flows throughout the hallway and into the family bathroom and kitchen. To the right-hand side of the home is the expansive lounge, a bright and inviting space that benefits from a dual aspect view, allowing natural light to flood in throughout the day. This room also features a charming fireplace and large sliding doors that open directly onto the outdoor seating area, creating a seamless connection between indoor and outdoor living. Moving through the property, the modern and generously sized kitchen/breakfast room offers an excellent hub for day-to-day family life, complete with a range of integrated appliances and a large central island with breakfast bar seating, perfect for casual dining or entertaining guests. Just beyond the kitchen is the bright and airy conservatory, currently utilised as a family dining room, which enjoys lovely views over the garden and provides French doors that lead directly outside. Continuing along the hallway, you will find access to all four double bedrooms as well as the grand four-piece family bathroom. Three of the bedrooms benefit from fitted wardrobes, while the spacious master bedroom also enjoys its own four-piece en-suite shower room complete with dual sinks. The fourth bedroom is currently used as a study, offering flexibility for those working from home or needing additional living space.

Externally, the property continues to impress with its generous outdoor space and secure setting. To the front, electronic gates open onto a large private driveway with space for up to eight vehicles, leading to the integrated garage. The garage itself is a unique feature, boasting two garage doors at either end, allowing a vehicle to drive straight through if required. A generous front lawn bordered by tall, mature trees provides additional privacy and enhances the property's attractive kerb appeal. To the rear is a lovely garden space that is primarily laid to lawn, offering plenty of room for family activities or outdoor relaxation. A stone patio seating area sits just outside the home and is partially covered, creating an ideal spot for outdoor dining or entertaining while enjoying direct access into the lounge via the sliding doors. Altogether, this fantastic home combines spacious and flexible living with a peaceful yet convenient location, making it an excellent opportunity for families seeking a well-appointed bungalow in Leyland.













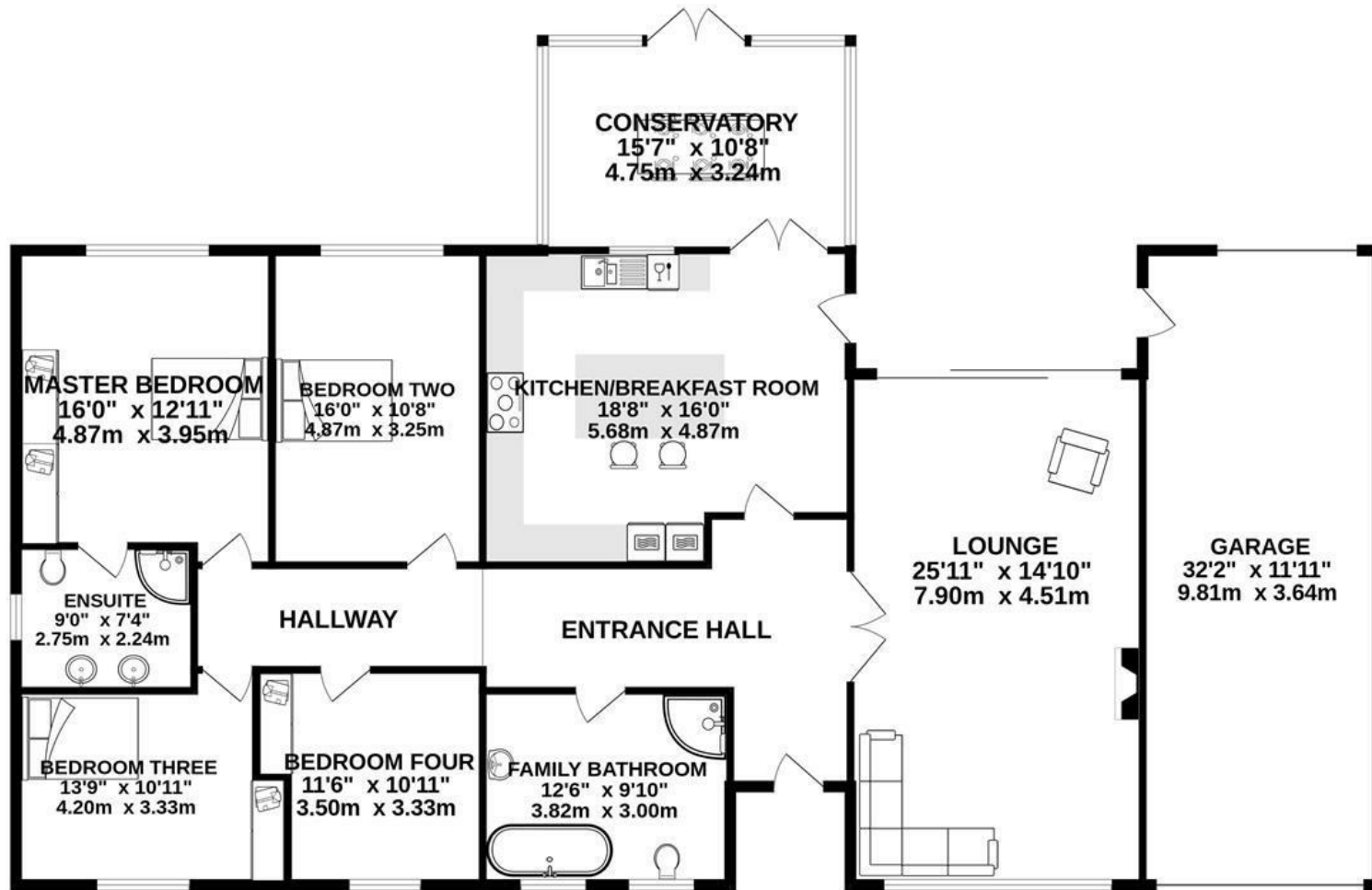








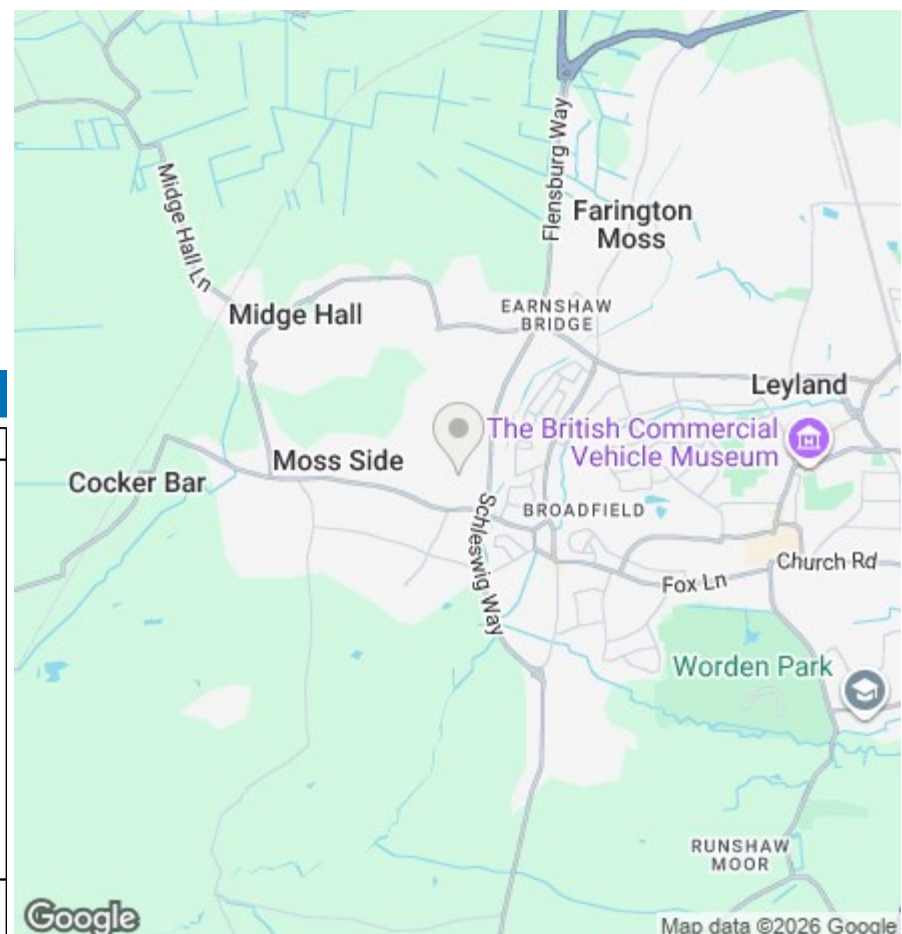
## GROUND FLOOR 2260 sq.ft. (210.0 sq.m.) approx.



TOTAL FLOOR AREA : 2260 sq.ft. (210.0 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			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			78
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	