BEN ROSE



Fernleigh, Leyland

Offers In The Region Of £349,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached property, situated in a popular residential area of Leyland. Offering generous and versatile living accommodation throughout, the home is ideally suited to growing families seeking a spacious property with flexible reception rooms and a modern layout. Leyland offers an excellent range of local amenities, including shops, supermarkets, well-regarded schools, cafés and leisure facilities, while Leyland train station and regular bus services provide convenient links to the surrounding area. The property also benefits from excellent access to the M6 and M61 motorways, making commuting towards Preston, Chorley, Manchester and beyond easily accessible.

Entering the home, you are welcomed into a vestibule, with the staircase centrally positioned and access leading through to both the lounge and separate dining room. The spacious lounge features an attractive fireplace as its focal point, feature bay window and flows through into a versatile snug area, which could equally serve as an additional dining space, home office or playroom depending on the needs of the buyer. Towards the rear of the home is a bright and airy conservatory, providing a further reception room with pleasant views over the garden. The sizeable modern kitchen offers an abundance of storage and worktop space, along with an integrated fridge and LED spot lighting. Completing the ground floor is a useful utility room, which in turn provides access to a convenient downstairs WC.

Moving upstairs, the first floor provides four well-proportioned bedrooms, offering plenty of flexibility for family living. The master bedroom benefits from its own three-piece en-suite shower room, while bedrooms two and three both feature large fitted wardrobes, providing excellent storage. The remaining bedroom could comfortably accommodate a range of uses, including a child's bedroom, guest room or dedicated home office. Completing the floor is a three-piece family bathroom, with a fantastic power shower.

Externally, the property benefits from a driveway providing off-road parking for up to three cars, leading up to the single integrated garage, the garage has an additional attic room above for extra storage. To the rear is a modern landscaped garden, featuring a seating area that flows onto an artificial lawn, creating an attractive and low-maintenance space for both relaxing and entertaining. Tall hedging provides an added degree of privacy, making the garden feel particularly secluded. Altogether, this versatile four-bedroom detached home offers generous accommodation, flexible living spaces and a convenient Leyland location, making it an excellent choice for families looking for their next home.















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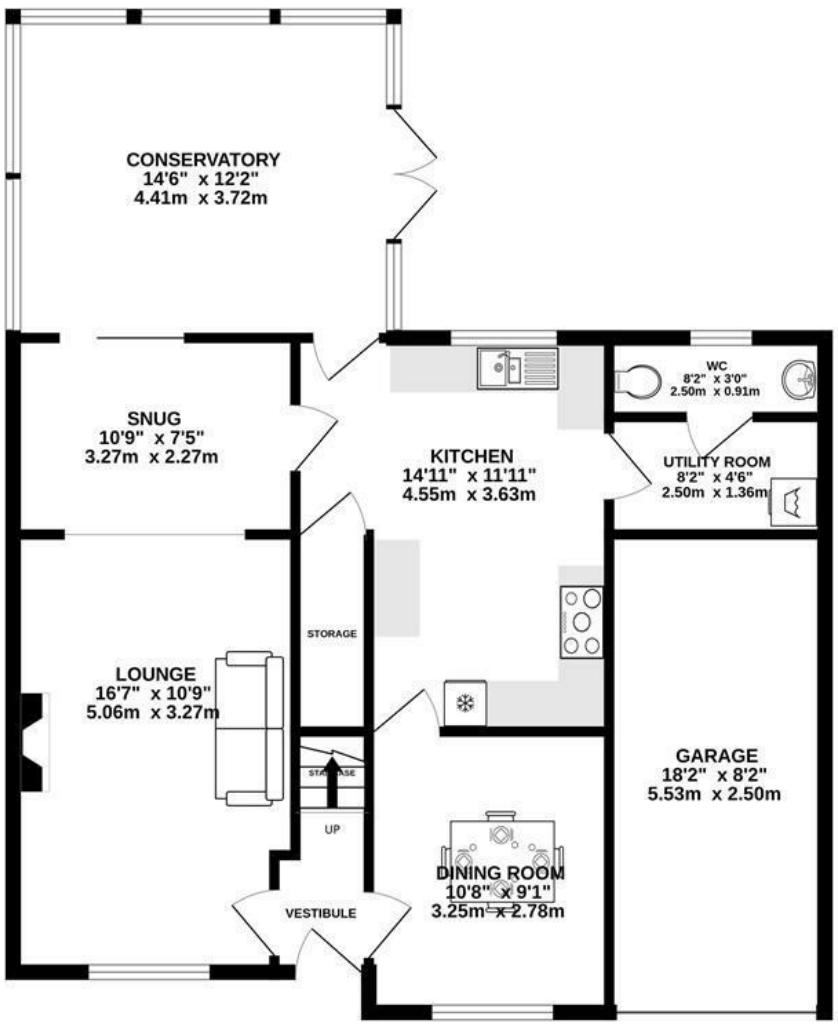


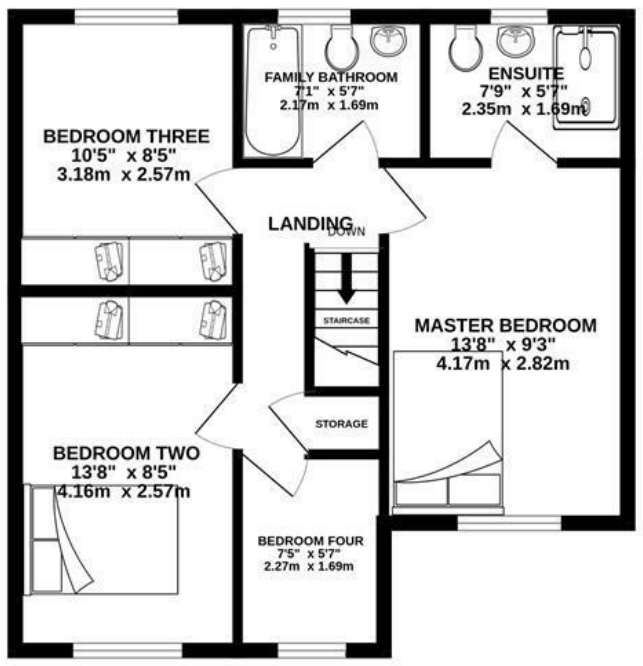
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GROUND FLOOR
940 sq.ft. (87.4 sq.m.) approx.

1ST FLOOR
515 sq.ft. (47.9 sq.m.) approx.

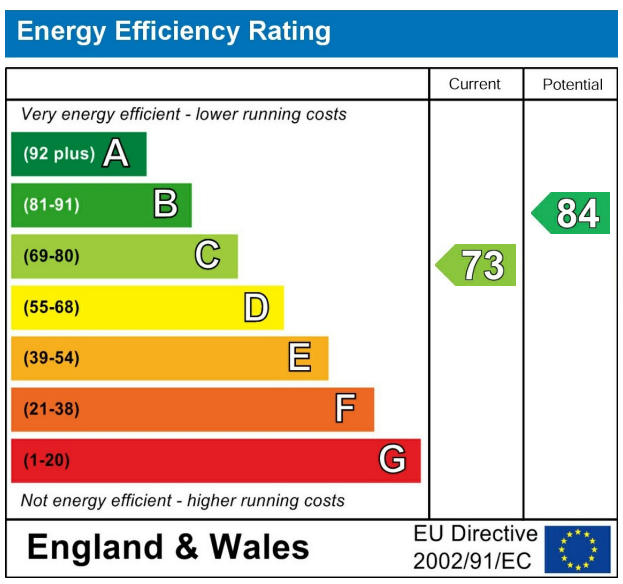


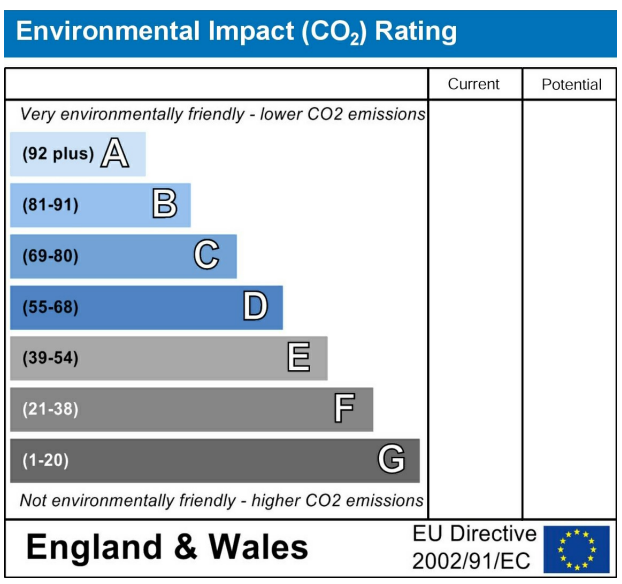


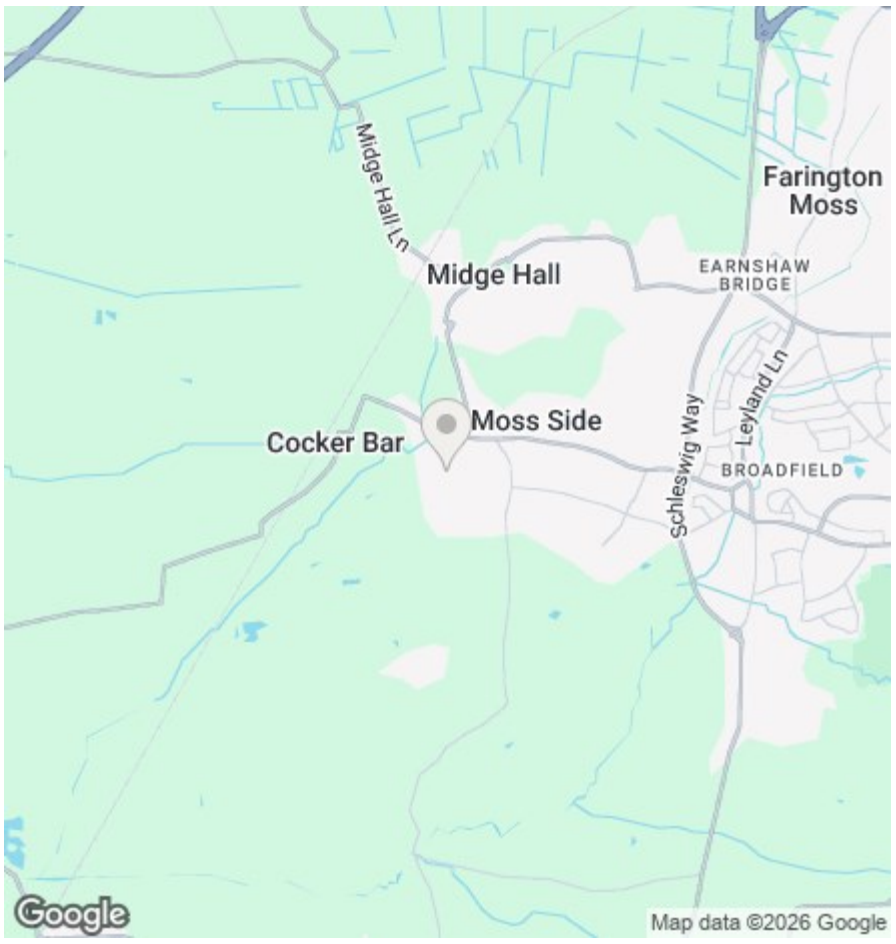
TOTAL FLOOR AREA : 1456 sq.ft. (135.2 sq.m.) approx.

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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