BEN ROSE



Wigan Road, Leyland

£899,950

Ben Rose Estate Agents are pleased to present to market this exceptional five-bedroom detached family residence, occupying a generous plot in one of Leyland's most desirable residential settings. Offering an abundance of beautifully presented living accommodation, this impressive home has been thoughtfully designed to cater for modern family life whilst retaining a wealth of character and elegance throughout. With multiple reception rooms, five generous double bedrooms, a dedicated workspace and a superb garden studio, the property effortlessly combines luxury with practicality. Ideally positioned close to a range of highly regarded schools, local shops, supermarkets, cafés and leisure facilities, the home also benefits from excellent transport connections. Leyland Railway Station provides direct services to Preston, Manchester and beyond, whilst the nearby M6, M61 and M65 motorways offer convenient access across the North West. Preston city centre, Worden Park and several prestigious golf clubs are all within easy reach, making this an outstanding location for families seeking both convenience and an enviable lifestyle.

Upon entering the property, you are welcomed by an inviting porch which opens into the magnificent main lounge. This expansive reception room is flooded with natural light from multiple windows, including an attractive bay window, whilst a striking feature staircase creates an immediate focal point. A charming fireplace provides warmth and character, and a convenient ground floor WC adds further practicality. Adjoining the main lounge is a second spacious living room, offering additional flexibility for larger families or those who enjoy entertaining. Continuing through the home, the beautifully appointed kitchen is fitted with a range of integrated appliances, generous worktop space, a useful breakfast bar and a separate pantry for additional storage. The kitchen flows seamlessly into the substantial dining room, where there is ample space to host large family meals and special occasions. Beyond, the delightful conservatory enjoys uninterrupted views across the rear garden, providing a peaceful place to relax throughout the year. Completing the ground floor is the converted garage, currently utilised as a dedicated workspace and accessed via the living room, offering an ideal solution for those working from home or seeking a versatile hobby room.

The first floor continues to impress with five generously proportioned double bedrooms, perfectly suited to family living. The master bedroom and second bedroom each benefit from stylish private shower en suites, whilst three of the bedrooms are further enhanced by fitted wardrobes, providing excellent built-in storage. The luxurious family bathroom has been finished to a high standard and comprises a four-piece suite, complete with a feature bath and separate shower. From the landing, a charming balcony overlooks the front of the property, providing an attractive architectural feature and an ideal spot to enjoy the surrounding outlook.

Externally, the property makes an outstanding first impression, approached via a substantial gated driveway framed by mature trees and attractive flower beds, creating a grand sense of arrival whilst providing off-road parking for numerous vehicles. To the rear, the beautifully maintained gardens offer an exceptional outdoor setting, with extensive lawned areas, established trees, colourful planting and paved pathways creating a private and tranquil environment. The standout feature is undoubtedly the impressive garden studio, an expansive and highly versatile space perfectly suited as a games room, home bar, entertainment suite or multi-purpose family retreat. Complementing this is a generous decked seating area with ample room for outdoor furniture and a barbecue, alongside the added convenience of an external WC. Combining elegant interiors, outstanding versatility and remarkable outdoor space, this truly exceptional home presents a rare opportunity to acquire a distinguished family residence in one of Leyland's most sought-after locations.





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TOILET RULES
If you lift it... Put it down
If it runs out... Replace it
If you miss... Clean it up
If you're finished... Flush it
If it smells... Spray it













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Bathroom Rules

















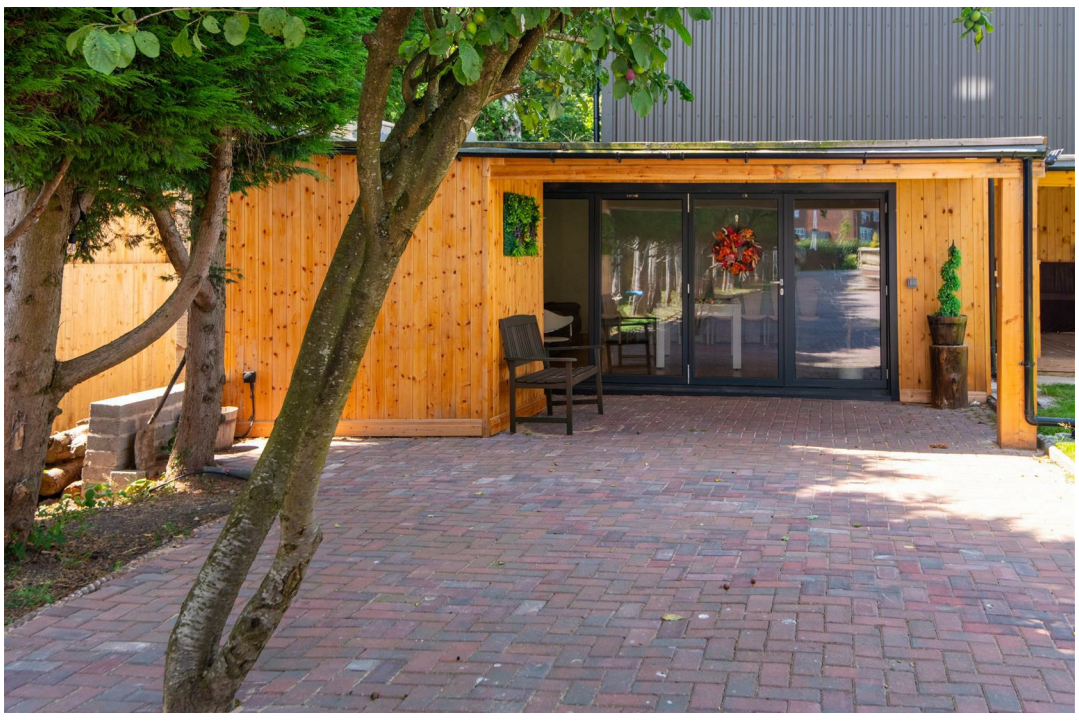
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GROUND FLOOR
1764 sq.ft. (163.8 sq.m.) approx.

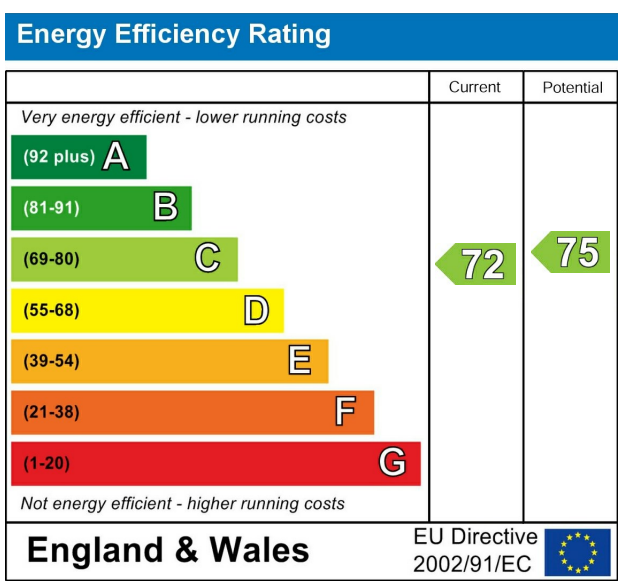
1ST FLOOR
1202 sq.ft. (111.6 sq.m.) approx.

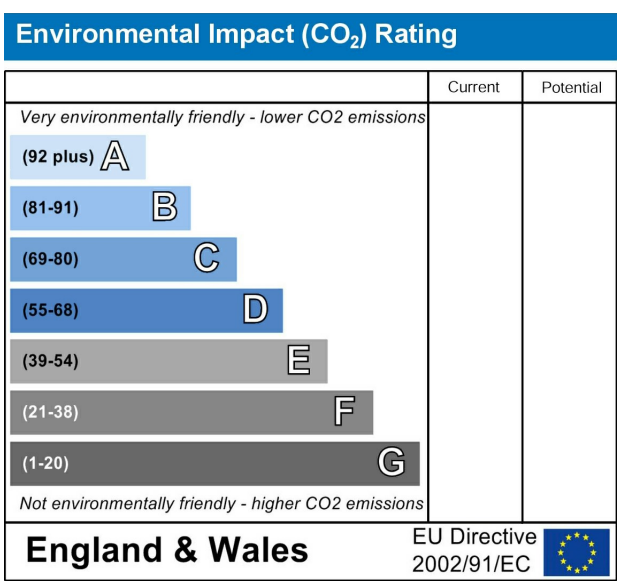


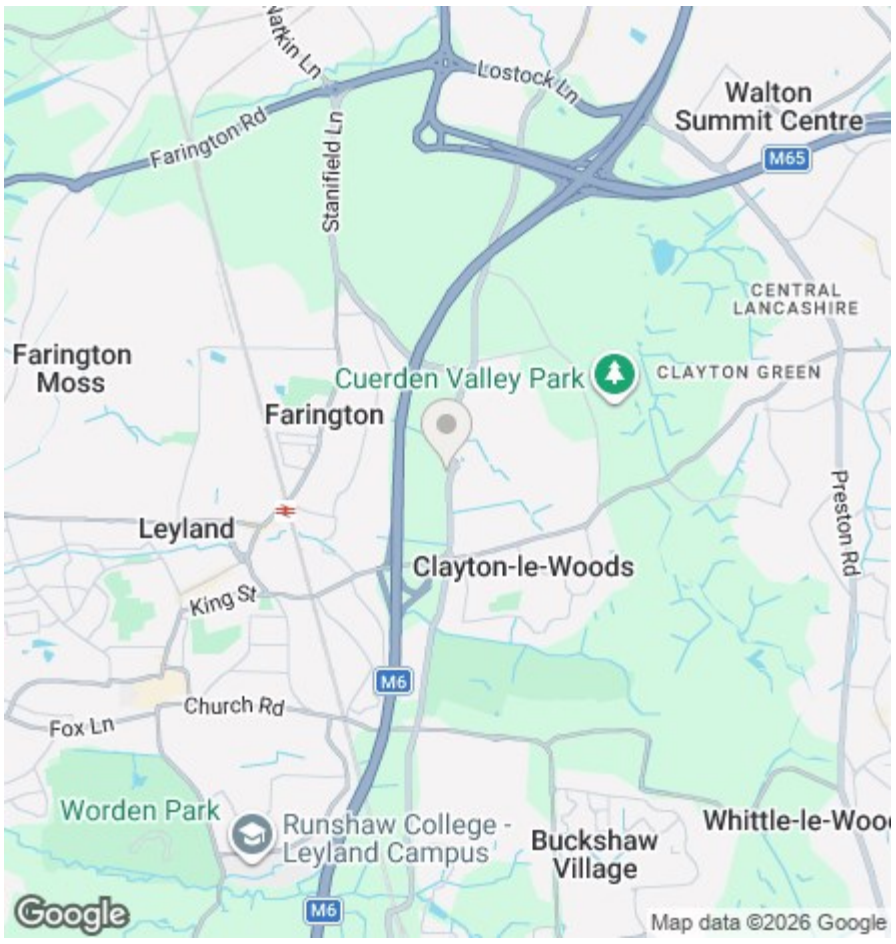
TOTAL FLOOR AREA : 2965 sq.ft. (275.5 sq.m.) approx.

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.







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