BEN ROSE



Beechfield Road, Leyland — £575,000

Ben Rose Estate Agents are pleased to present to market this exceptional four-bedroom detached family home, situated within a highly sought-after residential area of Leyland. Beautifully presented throughout and offering an abundance of versatile living space, this impressive home is perfectly suited to modern family living, combining elegant interiors with generous proportions and a stunning south-facing rear garden. Positioned close to a range of local amenities including well-regarded schools, supermarkets, cafés, and leisure facilities, the property also benefits from excellent travel links. Leyland train station is just a short drive away, providing direct routes to Preston, Manchester and beyond, whilst nearby bus routes and easy access to the M6, M61 and M65 motorways make commuting highly convenient. The property is also ideally located for enjoying nearby towns and cities such as Preston, Chorley and Southport, as well as local countryside walks and parks.

Internally, the home welcomes you through a grand reception hall featuring attractive wooden flooring and an open wooden staircase, immediately creating a sense of space and elegance. From here, access is provided to the main ground floor accommodation including a spacious front lounge centred around a beautiful King Louis feature fireplace, with French doors opening through to the large solid roof conservatory, offering an additional relaxing living space filled with natural light. The second lounge enjoys delightful views over the rear garden and benefits from glazed double doors opening directly outside, making it ideal for entertaining during the warmer months. The heart of the home is the impressive kitchen/family/dining room overlooking the front garden, boasting a contemporary luxury fitted kitchen with a range of integrated appliances alongside ample space for family dining and everyday living. The ground floor also benefits from a dedicated study, perfect for those working from home, a convenient WC, internal access to the integrated double garage, and an additional side access door leading externally.

To the first floor, the property continues to impress with four generously sized bedrooms, all beautifully proportioned to suit growing families. The substantial master bedroom benefits from fitted wardrobes and a luxurious private en-suite featuring both a corner bath and separate corner shower. Bedroom two also enjoys the advantage of its own private en-suite, ideal for guests or older children seeking additional privacy. Completing the first floor is the stylish family bathroom, again featuring both a corner bath and corner shower, providing practicality and comfort for busy family life.

Externally, the property boasts excellent kerb appeal with a beautifully maintained front garden and a driveway providing off-road parking for two vehicles, leading to the integrated double garage. To the rear, the home enjoys a stunning landscaped south-facing garden that offers a high degree of privacy and seclusion, complete with mature trees and a paved seating area ideal for outdoor dining and entertaining. Combining spacious accommodation, elegant presentation and a highly desirable location, this outstanding detached home presents a fantastic opportunity for families seeking a forever home in Leyland.





T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB







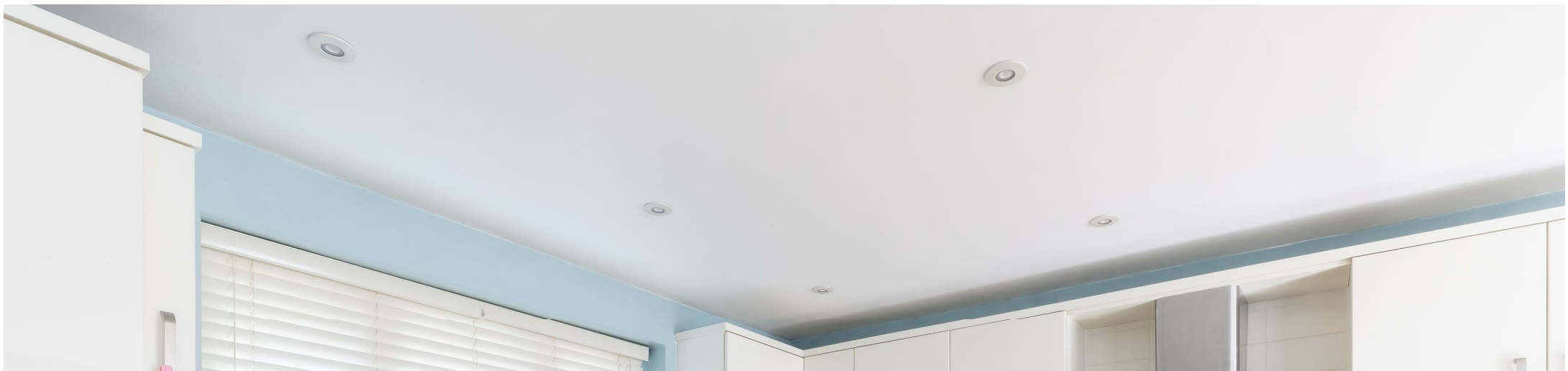




T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB











T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB











T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB





T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB



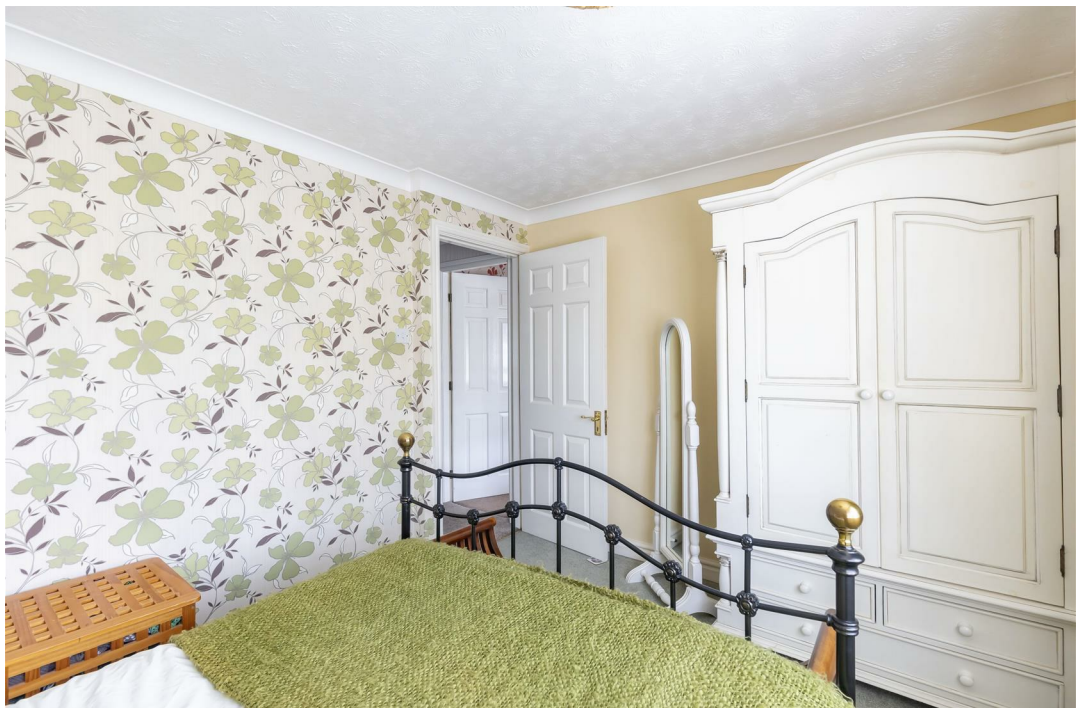








T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB















T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB





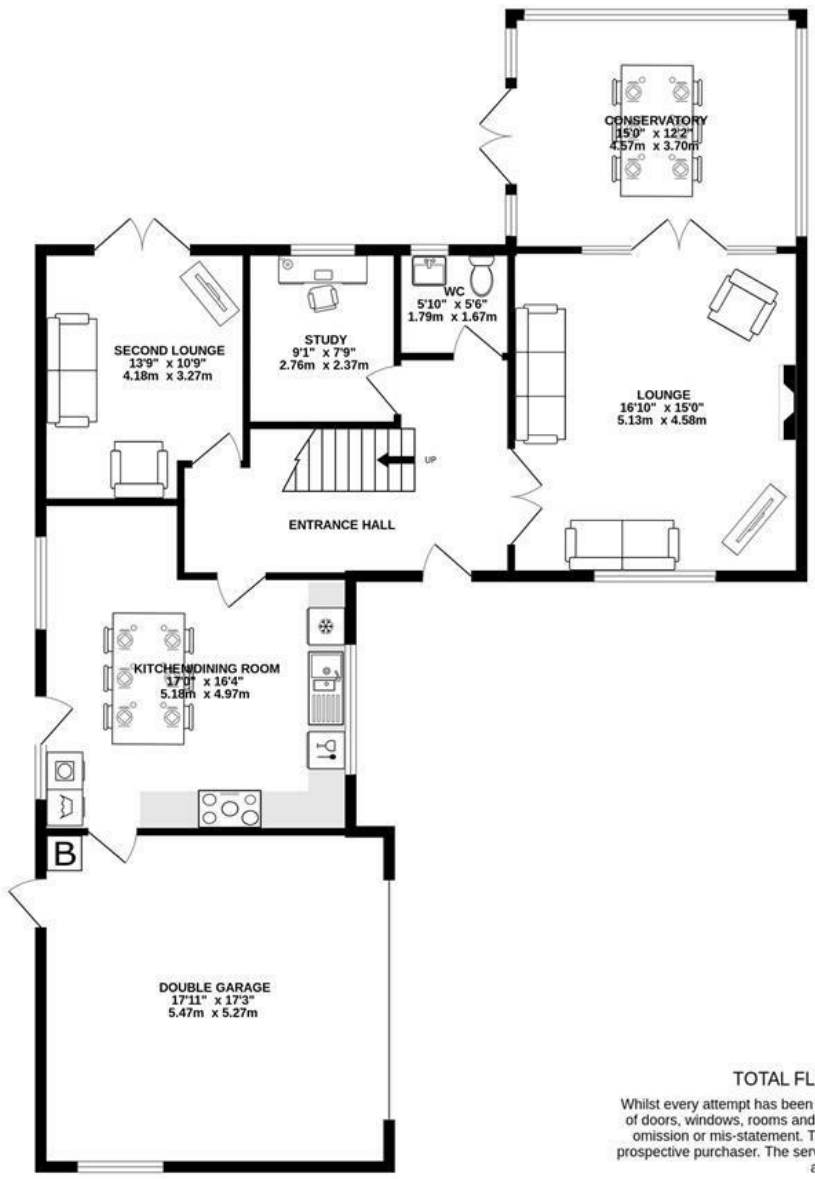


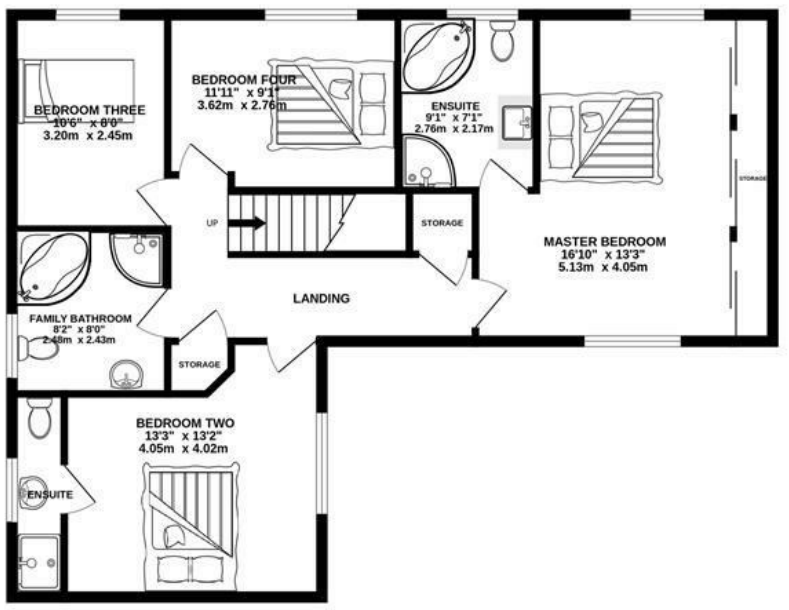


BEN ROSE

GROUND FLOOR
1359 sq.ft. (126.3 sq.m.) approx.

FIRST FLOOR
871 sq.ft. (80.9 sq.m.) approx.

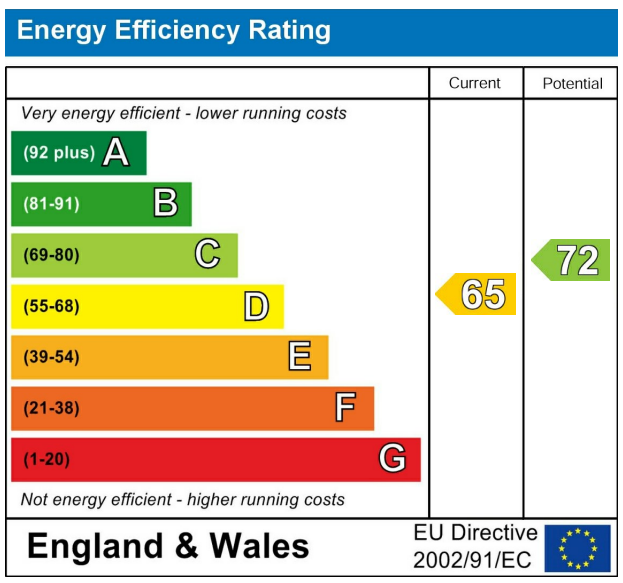


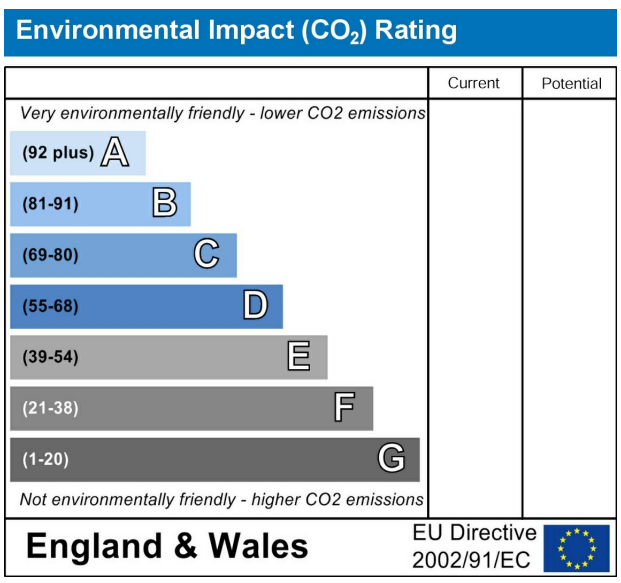


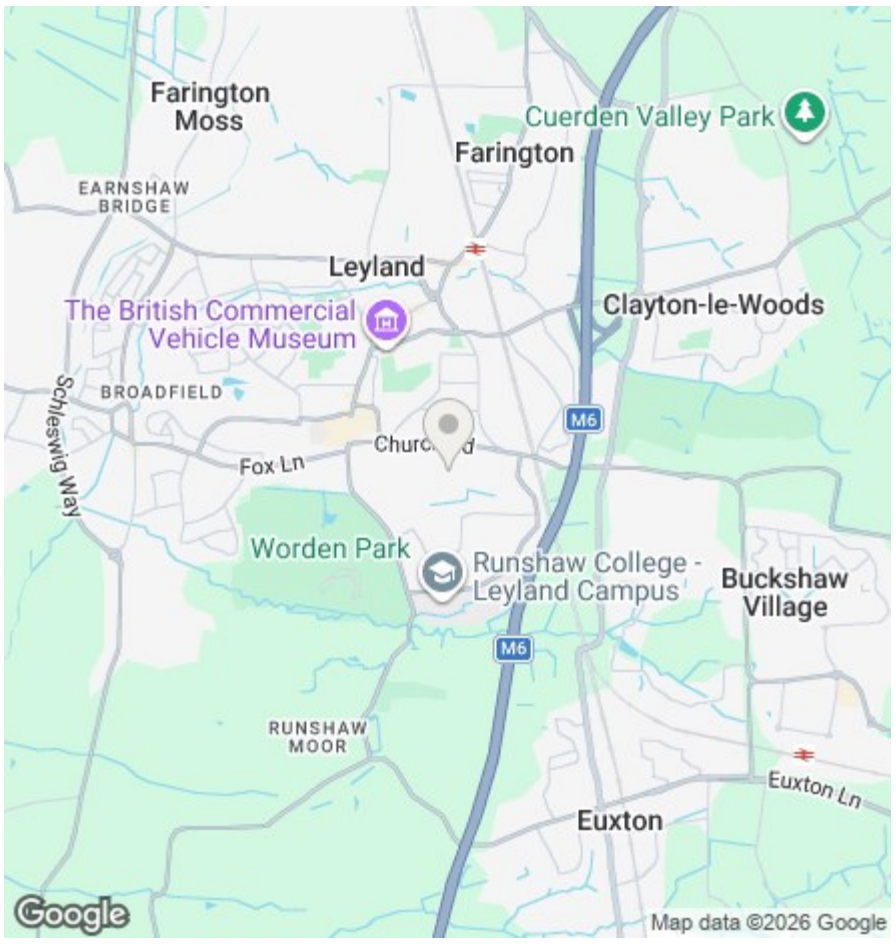
TOTAL FLOOR AREA : 2230 sq.ft. (207.2 sq.m.) approx.

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.
Made with Metropix ©2026

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.







T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB