BEN ROSE



Wychwood Grove, Leyland

Offers Over £375,000

Ben Rose Estate Agents are delighted to present to the market this well-presented four-bedroom detached home, situated within a highly sought-after development in Leyland. Ideal for families, the property offers spacious and versatile living accommodation throughout and enjoys a prime location close to a wide range of shops, restaurants, and essential amenities. Excellent transport links, including easy access to the M6, M61, and M65 motorways, provide convenient connections to Preston, Bolton, and Manchester.

Stepping into the property, you are welcomed into an attractive entrance hallway, where you will find a convenient WC and staircase leading to the first floor. From here, you enter the spacious lounge, which features a large window overlooking the front aspect and double patio doors opening onto the rear garden, allowing for an abundance of natural light. Continuing through, you enter the impressive open-plan kitchen/breakfast room. This bright and airy space boasts a contemporary fitted kitchen with integrated appliances, including a fridge, freezer, double oven, hob, washing machine and dishwasher. A central island with breakfast bar seating enhances both functionality and style, while a single door provides additional access to the garden. Completing the ground floor is a separate dining room, featuring dual-aspect windows and a striking full mirrored feature wall, offering ample space for a large family dining table.

Moving upstairs, you will find four well-proportioned bedrooms, three of which are doubles, with the master bedroom and bedroom two benefiting from integrated storage. The master bedroom also boasts a modern three-piece ensuite shower room. Additional storage is available from the landing, and a contemporary three-piece family bathroom with an over-the-bath shower completes this level.

Externally, the property enjoys attractive open views to the front and is not overlooked, creating a private and peaceful setting. A private driveway provides off-road parking for multiple vehicles and leads to a single detached garage. The garage is fitted with power and lighting, includes an EV charging point, and provides access to a versatile garden room at the rear. The garden room is ideal for use as a home office, gym, or hobby space, with its main access from the garden.

To the rear, the property boasts a generously sized, low-maintenance garden featuring an artificial lawn, flagged patio, and a feature natural stone wall. The garden is not overlooked, offering a private and peaceful setting ideal for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate the quality and position of this lovely home.

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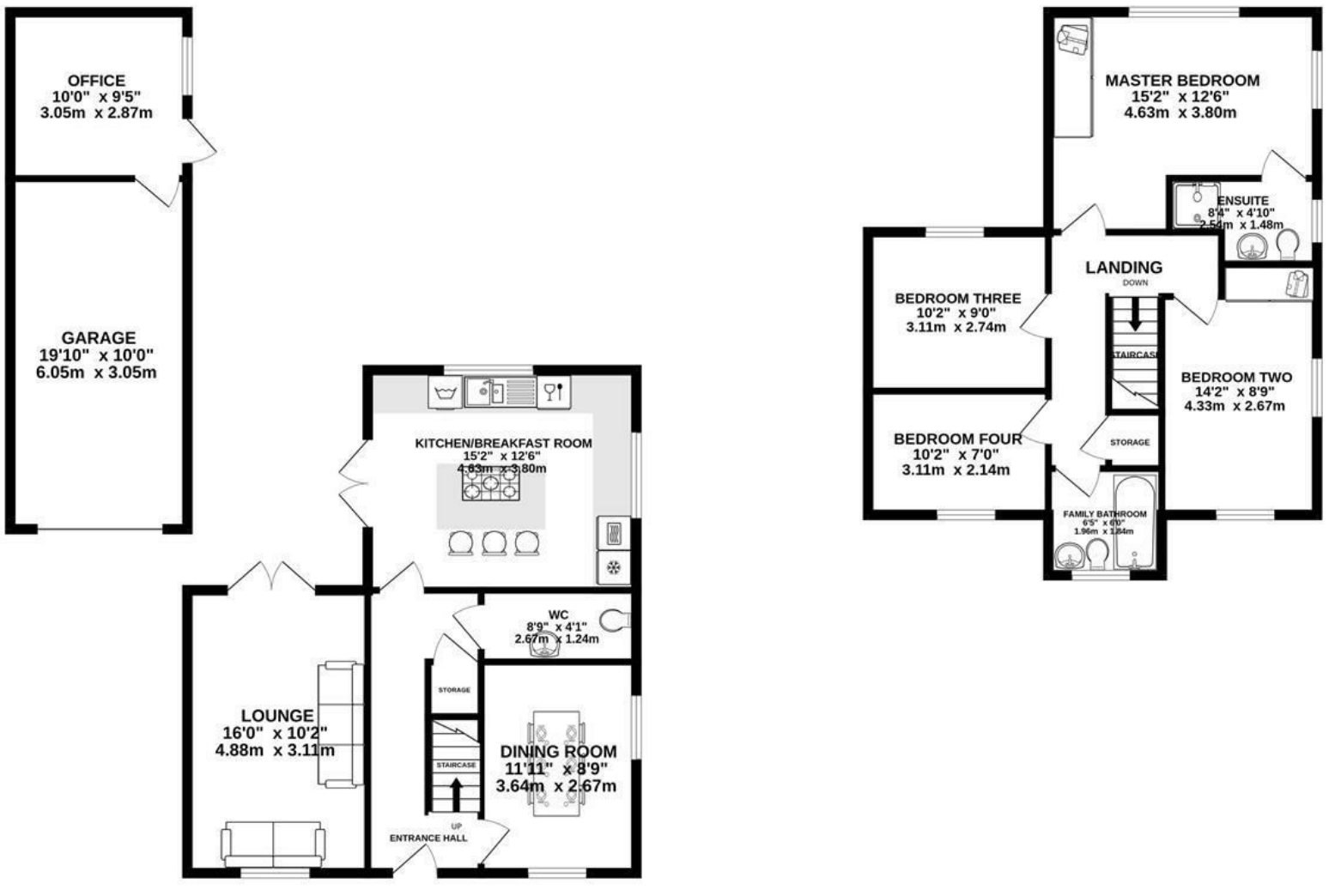


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GROUND FLOOR
888 sq.ft. (82.5 sq.m.) approx.

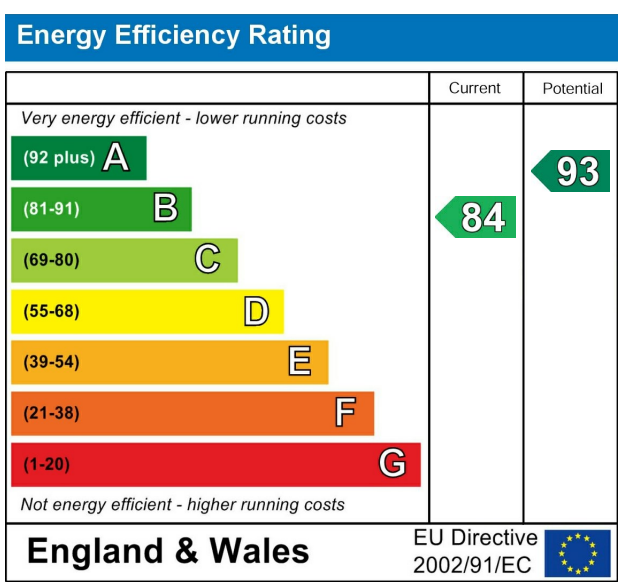
1ST FLOOR
617 sq.ft. (57.3 sq.m.) approx.

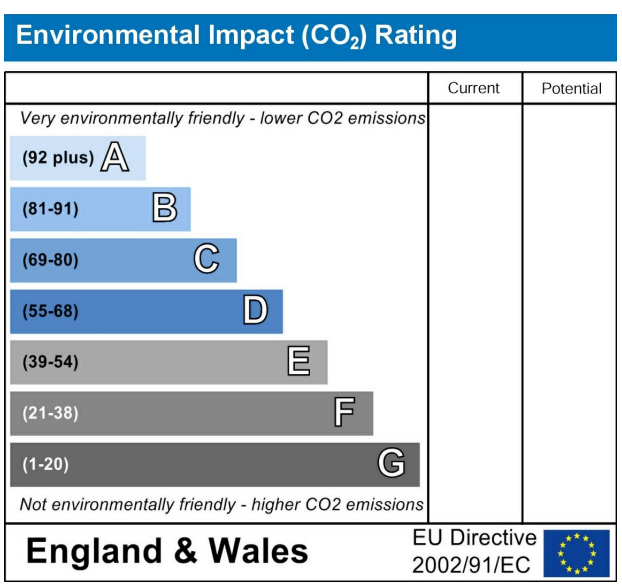


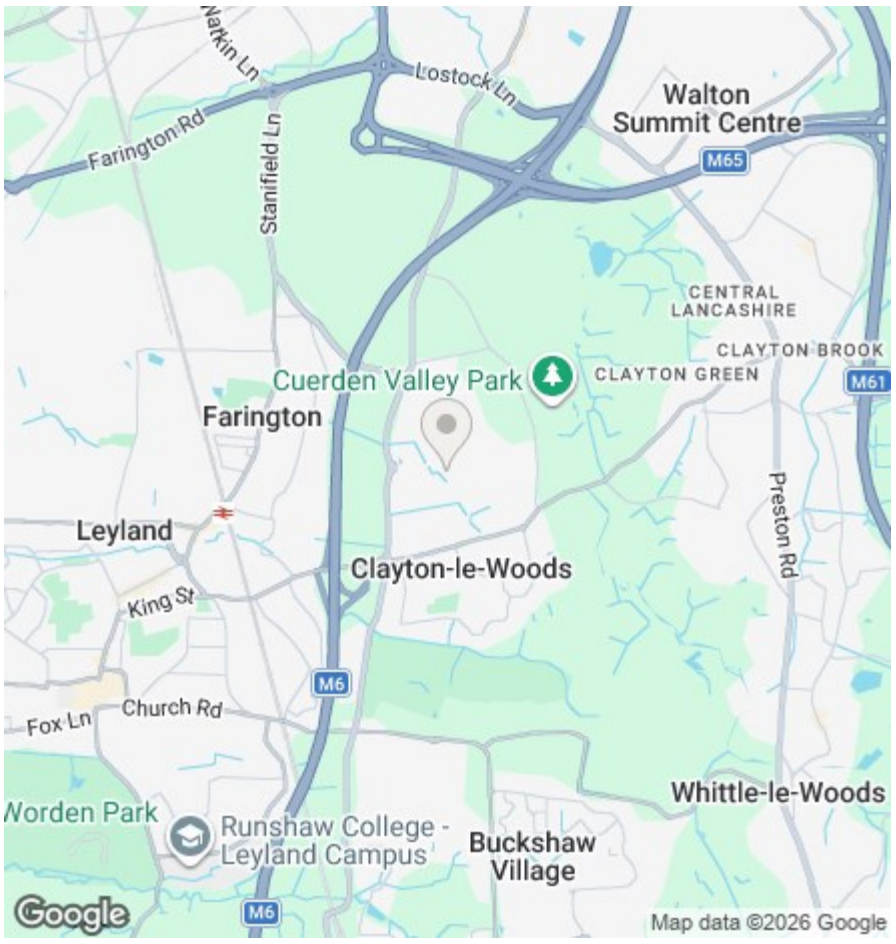
TOTAL FLOOR AREA : 1505 sq.ft. (139.8 sq.m.) approx.

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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