BEN ROSE



Daisy Bank Close, Leyland

Offers Over £285,000

Ben Rose Estate Agents are pleased to present to market this four-bedroom detached family home, ideally positioned within a popular residential area of Leyland and offering a generous amount of accommodation, excellent outdoor space and considerable potential for a new owner to modernise and personalise to their own taste. Set within a secluded plot, the property combines spacious and versatile living areas with a particularly attractive rear garden, making it an appealing proposition for families seeking a substantial home with scope to add their own style and improvements over time. Leyland itself offers a wide range of everyday amenities, including supermarkets, independent shops, cafés, restaurants, schools and leisure facilities, whilst the nearby towns of Chorley and Preston provide an even broader selection of retail, entertainment and employment opportunities. For commuters, Leyland railway station provides services towards Preston and Manchester, whilst the surrounding road network gives convenient access to the M6 and M61 motorways, connecting with Preston, Manchester and beyond. The property is also well placed for access to the wider Lancashire countryside and attractions, making it an excellent base for both family life and commuting.

Stepping inside, the welcoming reception hall provides a practical introduction to the home, with the staircase positioned off the hallway and a large storage cupboard immediately to the left. From here, the hallway provides access to the kitchen on the right, the spacious lounge to the left and a convenient two-piece WC straight ahead. The L-shaped lounge provides an impressive principal reception space, with a large opening leading through to the dining room, creating a natural connection between the two areas. The lounge enjoys a large window overlooking the rear garden, whilst sliding patio doors lead into the conservatory, allowing plenty of natural light to flow through the living accommodation. A decorative fire surround with traditional gas fire and polished stone hearth provides an attractive focal point. The adjoining dining room benefits from a large rear-facing window overlooking the garden, while the substantial conservatory provides an additional versatile living space, featuring tiled flooring and large sliding doors opening directly onto the patio and secluded rear garden. Completing the ground floor is the fitted galley-style kitchen, which benefits from a range of integrated appliances, useful breakfast bar and dual-aspect windows, including one positioned by the sink area and a further window to the side elevation. Tiled flooring and an external door add further practicality to this well-appointed space.

To the first floor, the property provides four bedrooms, offering excellent flexibility for a growing family, guests or those requiring dedicated home-working space. The generous master bedroom benefits from dual-aspect windows, with one overlooking the side elevation and another enjoying views across the rear garden. Bedrooms two and three are both positioned to the rear of the property and overlook the garden, whilst bedroom four features a north-facing window. Completing the accommodation is the four-piece family bathroom, which comprises a bath with overhead shower, separate corner shower, WC and wash hand basin, together with tiled flooring. The first floor provides a good balance of bedroom accommodation and family facilities, whilst the property as a whole offers scope for selective modernisation and updating to create a contemporary home tailored to the needs and tastes of its next owners.

Externally, the property is approached via a paved driveway positioned to the side, providing parking for up to two cars alongside access to the detached garage, offering valuable additional storage or parking space. To the rear is where this home truly comes into its own, with a large and wonderfully secluded lawned garden providing an excellent setting for family life, outdoor entertaining and relaxation. A paved patio sits immediately adjoining the conservatory, creating an ideal area for outdoor seating and summer dining, before extending onto the generous lawn. A brook passes along the rear boundary, while mature trees, established shrubs and bushes surround the garden, creating a private and leafy setting with an appealing sense of seclusion. With its detached layout, four well-proportioned bedrooms, generous reception accommodation, detached garage and exceptional rear garden, this is a substantial family home offering both immediate practicality and exciting potential for modernisation, making it a property that can be enjoyed now whilst providing an excellent opportunity to create a truly individual home for the future.


HOME
Hotpoint





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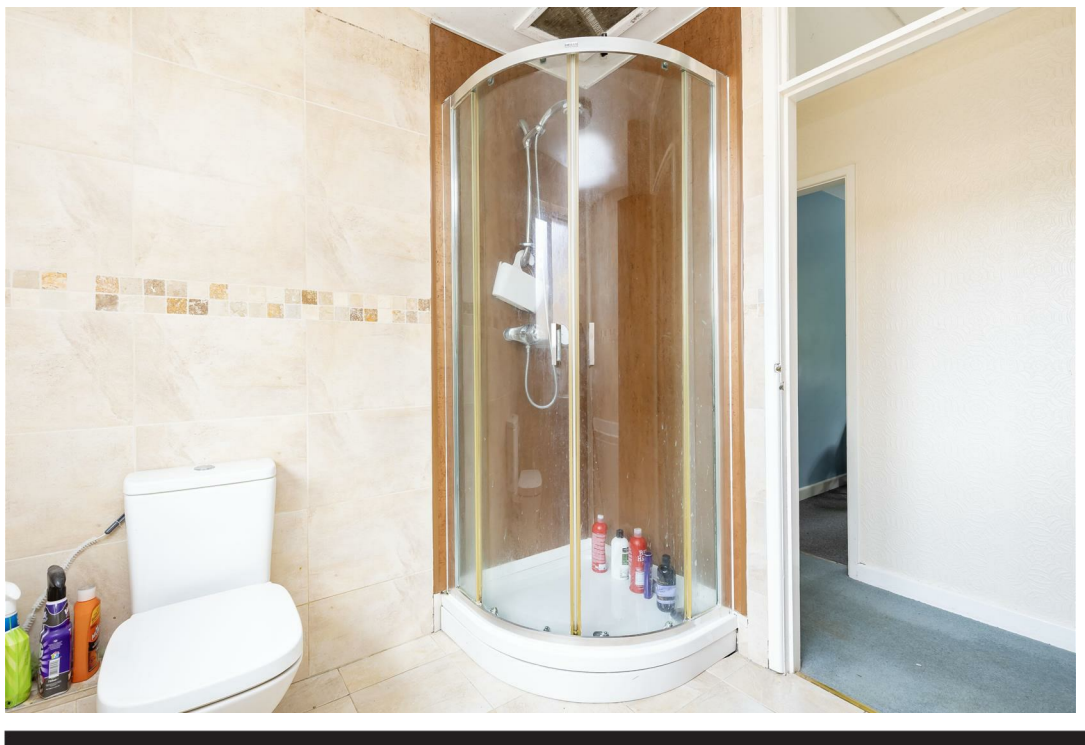


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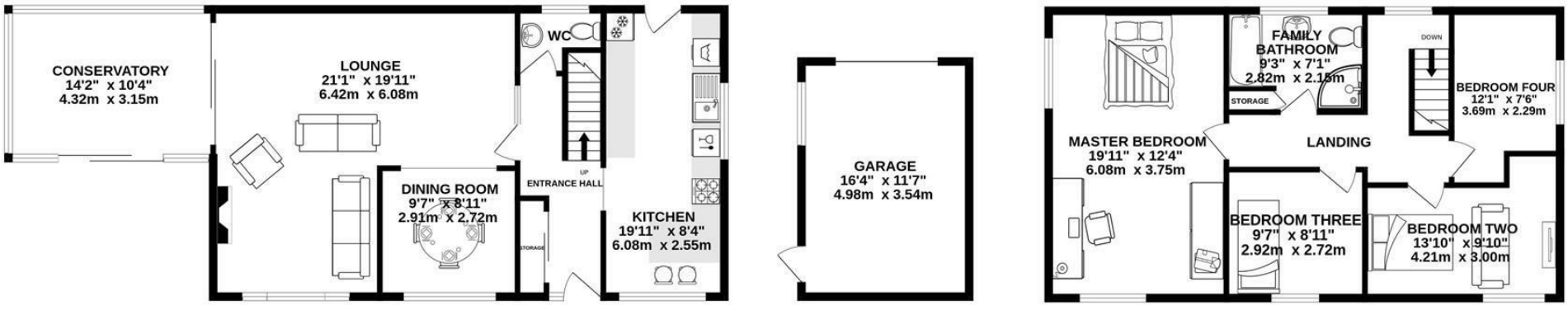




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GROUND FLOOR
1038 sq.ft. (96.4 sq.m.) approx.

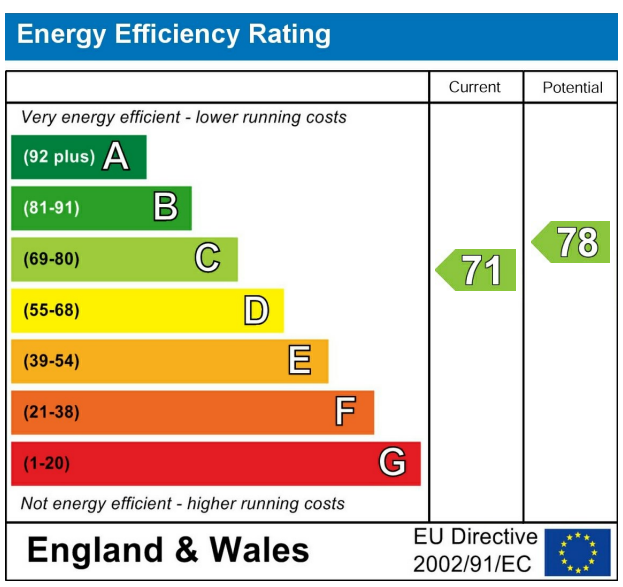
1ST FLOOR
706 sq.ft. (65.6 sq.m.) approx.

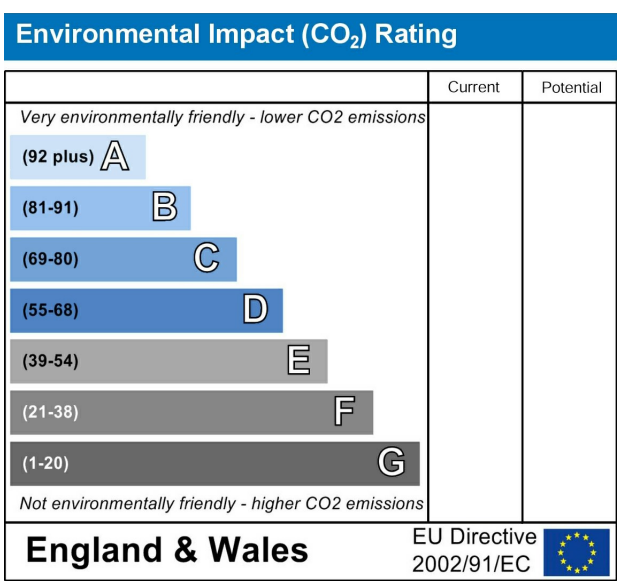


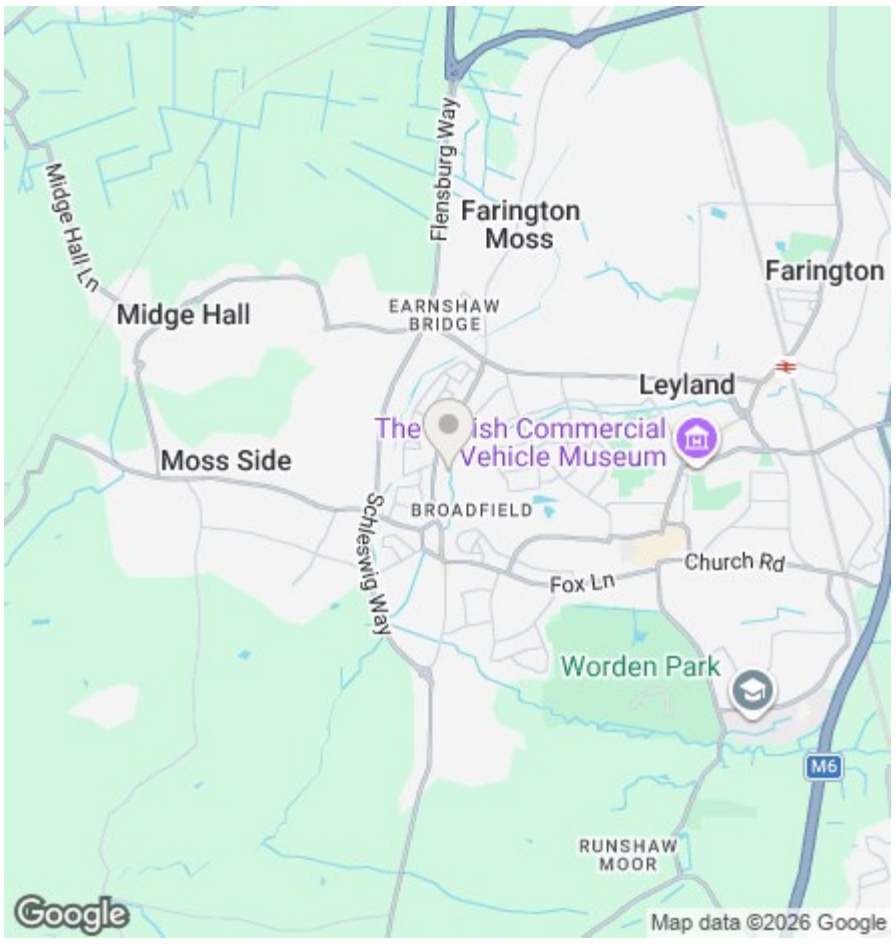
TOTAL FLOOR AREA : 1744 sq.ft. (162.0 sq.m.) approx.

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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