



## Thetford Drive, Leyland

**Offers Over £400,000**

Ben Rose Estate Agents are pleased to present to market this beautifully presented detached family home, situated in the highly sought-after area of Clayton-Le-Woods. Tastefully decorated throughout, this property offers modern, spacious living ideal for growing families. The home is conveniently located close to Leyland and Chorley, with excellent transport links including rail services from Leyland to Preston, Manchester and Liverpool. The M6, M61 and M65 motorways are all within easy reach, alongside regular bus routes to surrounding areas. For those who enjoy the outdoors, Cuerden Valley Park is nearby, offering scenic walks and green open spaces.

Upon entering, you are welcomed into a spacious converted entrance hall featuring a modern staircase, setting the tone for the rest of the home. To the front is a bright lounge with a bay window, providing a stylish retreat. To the rear, the property opens into a stunning open plan kitchen and dining space spanning the full width of the home. The contemporary fitted kitchen includes integrated appliances such as a fridge/freezer, double oven, gas hob and dishwasher, while impressive bi-fold doors flood the space with natural light and lead out to the garden. A further door from the kitchen leads to the converted and extended garage, now offering a practical utility room, WC and a large additional sitting room or playroom, complete with bi-fold doors overlooking the garden.

Upstairs, the property offers four well-proportioned bedrooms. The master bedroom benefits from a bay window, extended layout and a modern ensuite shower room. Two further doubles and a single bedroom provide flexible accommodation, all served by a stylish family bathroom.

Externally, the property boasts a front garden with lawn and planted borders, alongside a driveway providing parking for two vehicles. To the rear is a private, south-facing garden, beautifully landscaped with Indian sandstone paving, decorative borders, wooden planters and a shed. This exceptional home also benefits from solar panels, enhancing its energy efficiency and appeal.

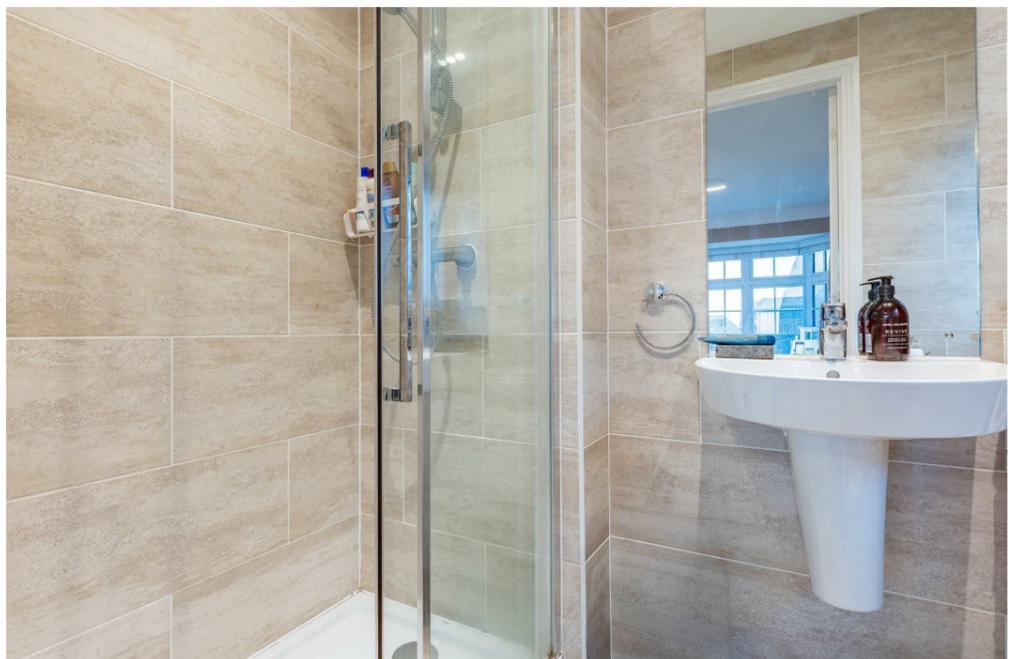
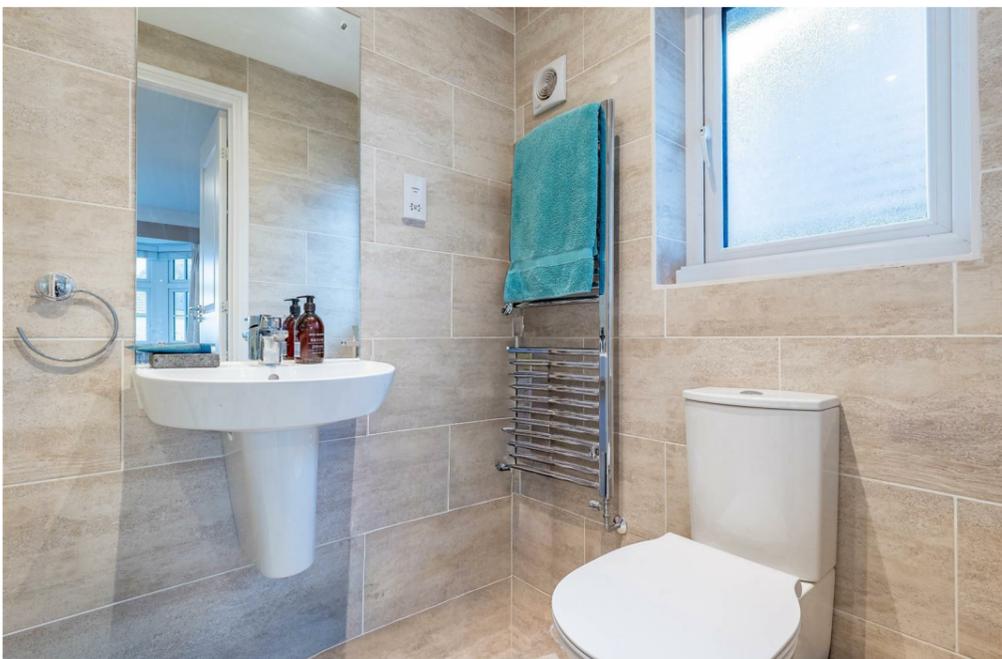














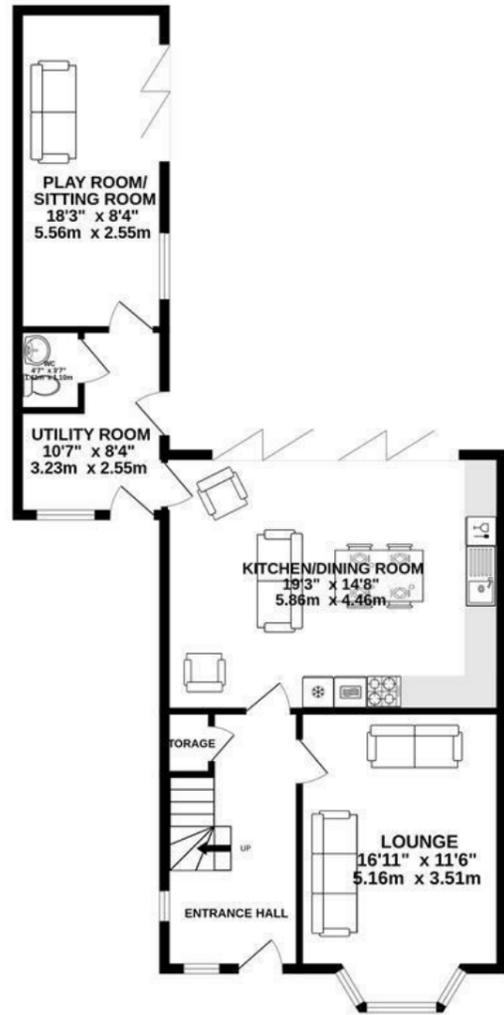




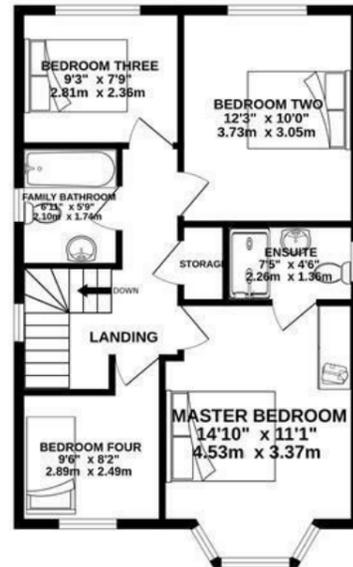


# BEN ROSE

GROUND FLOOR  
819 sq.ft. (76.1 sq.m.) approx.



1ST FLOOR  
577 sq.ft. (53.6 sq.m.) approx.

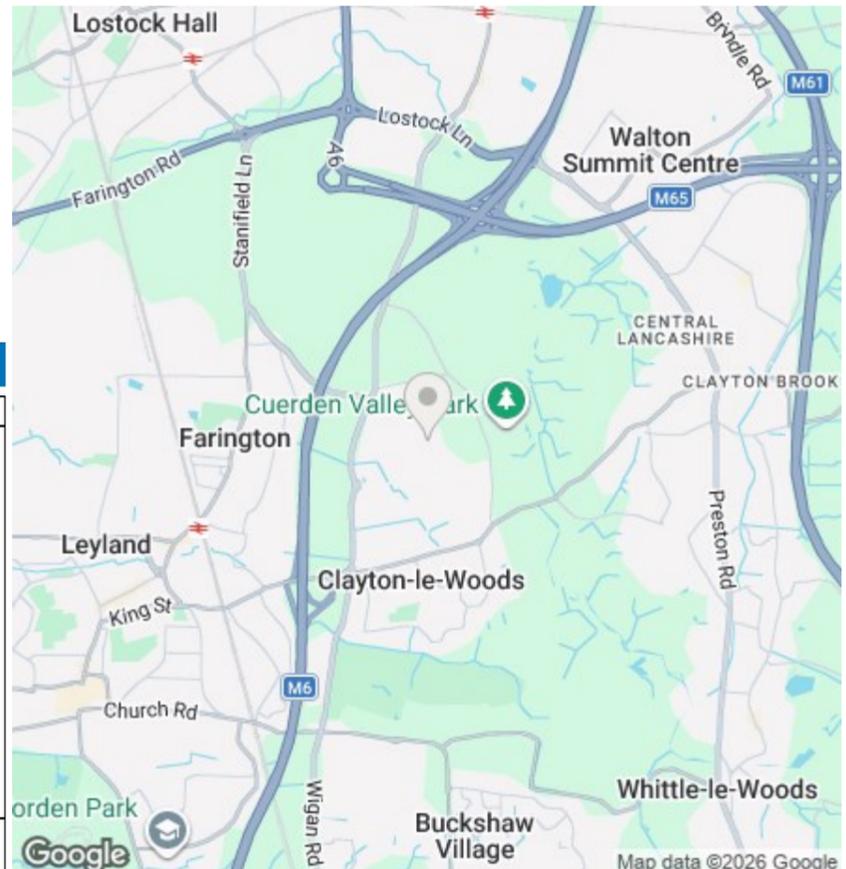


TOTAL FLOOR AREA: 1396 sq.ft. (129.7 sq.m.) approx.

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.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	