



Hedgerows Road, Leyland

Offers Over £450,000

Ben Rose Estate Agents are pleased to present to market this exceptional four-bedroom detached family home, positioned within a peaceful cul-de-sac setting in the ever-popular area of Leyland. Beautifully presented throughout and offering an abundance of versatile living space, this impressive property has been thoughtfully designed to cater perfectly for modern family life, combining stylish interiors with spacious open-plan living and excellent entertaining space. The home enjoys a highly desirable location close to a range of local amenities including reputable schools, supermarkets, cafés, leisure facilities and scenic local walks, making it ideal for growing families. Leyland train station is only a short distance away, providing convenient rail links towards Preston, Manchester and surrounding towns, whilst the nearby M6, M61 and M65 motorway networks offer excellent connectivity for commuters travelling across the North West. The property also benefits from nearby bus routes and easy access to neighbouring towns such as Chorley and Preston, alongside popular retail and leisure destinations.

Stepping into the property, you are welcomed by a spacious entrance hall with a convenient ground floor WC and staircase positioned to the right leading to the first floor. Continuing through the hallway, the generous front lounge is situated to the left and offers a warm yet contemporary feel, featuring an attractive media wall with integrated fire and a stunning bowed oriel window allowing natural light to flood the room whilst overlooking the front garden. Double doors seamlessly connect the lounge to the spectacular open-plan kitchen diner at the rear, creating an ideal flow for both everyday living and entertaining. Undoubtedly the heart of the home, this expansive kitchen diner has been designed with family life in mind and benefits from five-panel folding doors alongside additional double doors opening onto the rear garden, effortlessly blending indoor and outdoor living. The kitchen itself is beautifully appointed with two integrated ovens, a substantial central island complete with sink, ceramic hob and integrated dishwasher, as well as ample workspace and storage throughout. Just off the kitchen diner, the utility room provides additional practicality and internal access into the integral garage.

To the first floor, the property continues to impress with four well-proportioned bedrooms, all offering comfortable and flexible accommodation for families. The spacious master bedroom benefits from a private en-suite bathroom fitted with a walk-in shower, creating a relaxing retreat away from the main living areas. Bedroom four features a built-in wardrobe, maximising storage whilst maintaining generous floor space. Serving the remaining bedrooms is the modern family bathroom, complete with a large shower and finished to a high standard.

Externally, the property boasts excellent kerb appeal with a neatly maintained lawned front garden and a sizeable driveway providing off-road parking for multiple vehicles, leading directly to the integral garage. To the rear, the home enjoys a beautifully landscaped and secluded garden, perfect for both entertaining and family enjoyment. A spacious patio seating area offers the ideal setting for outdoor dining and summer gatherings before leading onto a large lawned garden framed by mature trees and well-maintained borders, creating a private and tranquil outdoor space. Combining generous living accommodation, stylish presentation and a sought-after family-friendly location, this outstanding detached home presents an exceptional opportunity for buyers looking to secure their long-term family residence in Leyland.





















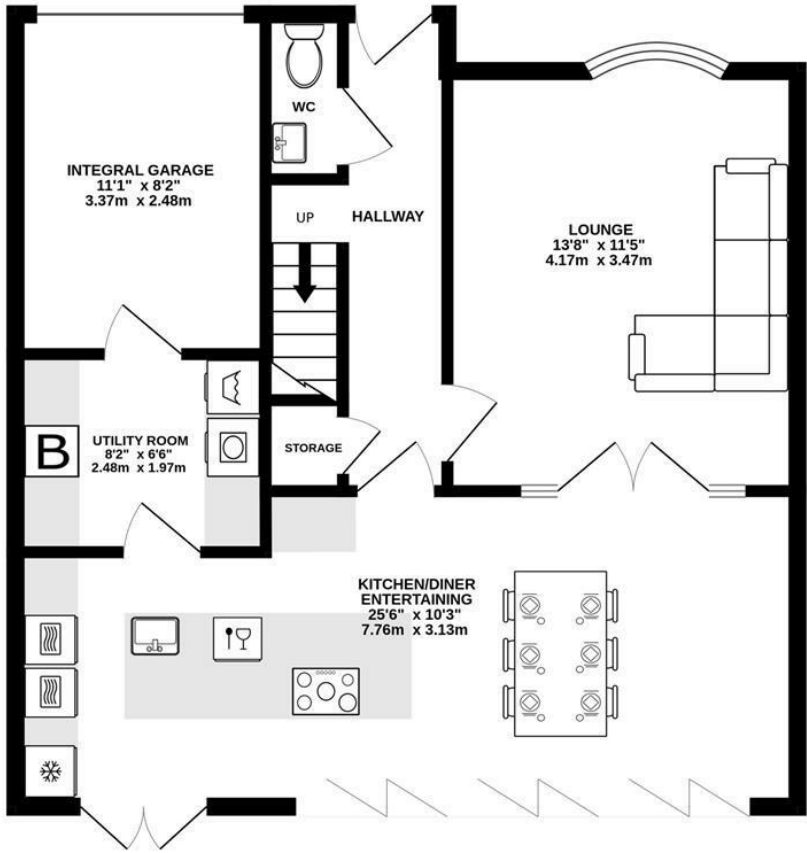




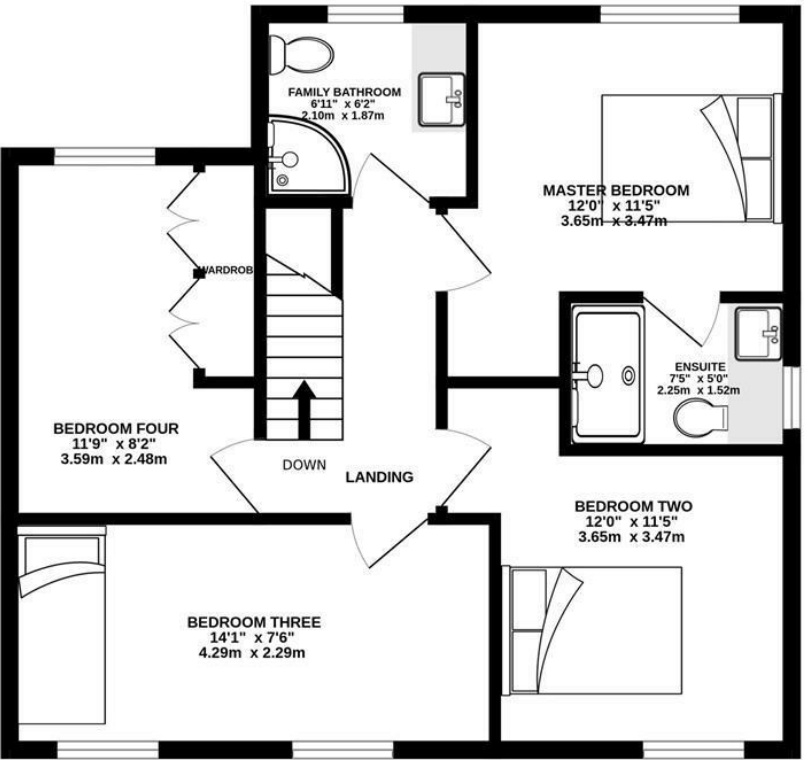




GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 1209 sq.ft. (112.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

