



## Sycamore Gardens, Leyland

**Offers Over £290,000**

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached home, nestled in a quiet cul-de-sac in Leyland. This modern family home offers a fantastic blend of space and style, perfect for those looking to settle in a highly sought-after location. Leyland provides an array of amenities, including excellent schools, supermarkets, and leisure facilities, all within easy reach. Commuters will benefit from superb travel links, with Leyland train station just a short drive away, as well as convenient access to the M6 and M61 motorways, connecting you to Preston, Manchester, and beyond. For added peace of mind the property is also freehold.

As you step into the home, you are welcomed by a bright and spacious lounge that boasts a charming bay-fronted window, allowing for plenty of natural light to flood the space. Moving towards the rear of the home is the open-plan kitchen/diner that is the true heart of the home, featuring modern integrated appliances throughout, including a microwave, fridge freezer, gas hob and dishwasher. The dining area provides ample space for entertaining, with patio doors leading out to the rear garden. A separate utility room offers additional storage and laundry space, with convenient through access to the downstairs WC.

The first floor boasts four well-proportioned double bedrooms, making it an ideal home for growing families. The master bedroom benefits from its own private en-suite, offering a touch of luxury and convenience. The remaining bedrooms are all generously sized, perfect for children, guests, or even a home office. A modern three-piece family bathroom completes the first floor, featuring stylish tiling and high-quality fixtures.

Externally, the home is set back from the road with a driveway providing off-road parking for two vehicles, with a single integrated garage for additional storage or vehicle space, complete with an electrical socket and lighting, and there is also a lay-by to the side of the property for visitors. To the rear, the generously sized garden has been well maintained and captures plenty of sun throughout the day and makes for a fantastic outdoor space for relaxing or entertaining. The garden also benefits from an outdoor electrical socket and a cold water tap.

This stunning home is a perfect choice for families looking for a modern and well-located property in Leyland.





















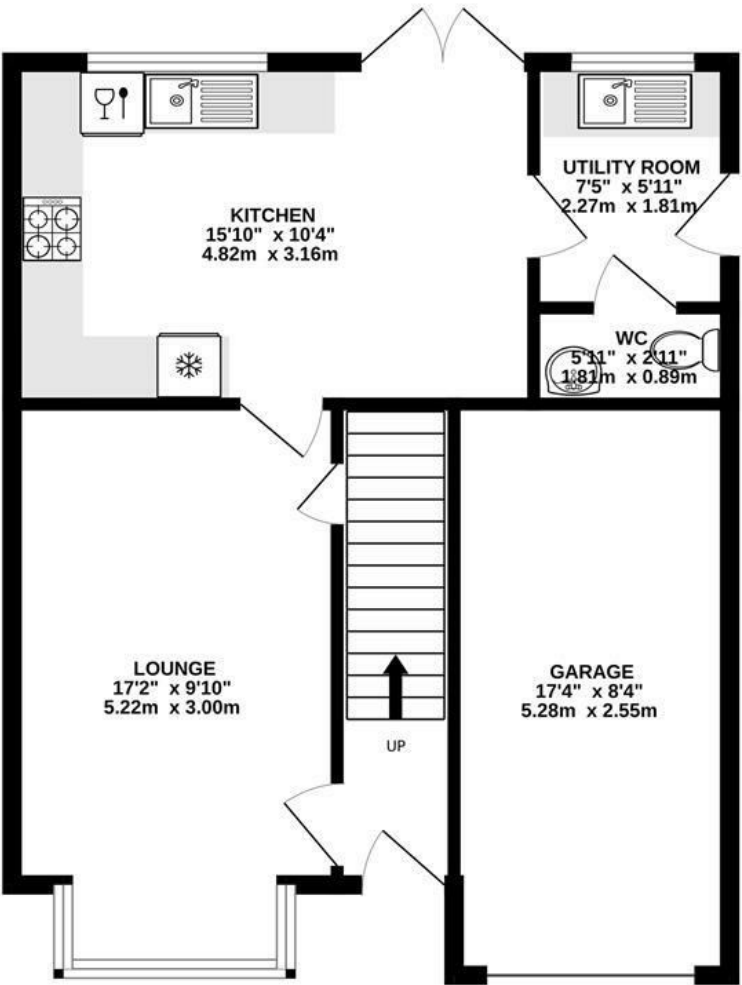




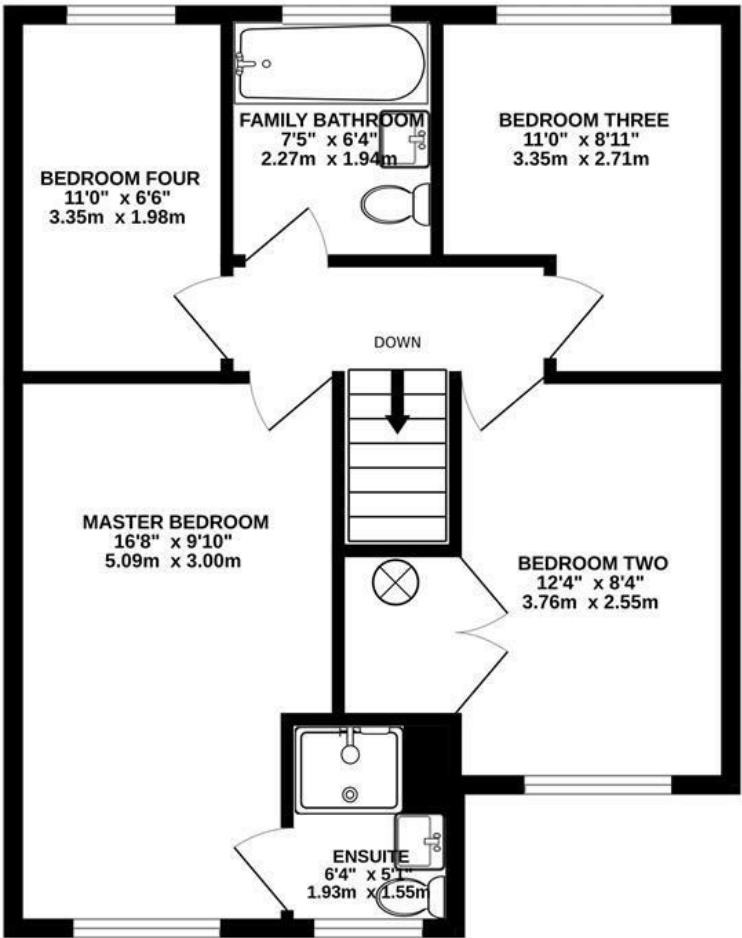


BEN ROSE

GROUND FLOOR  
583 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 1145 sq.ft. (106.3 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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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) A	<div>77</div>	<div>89</div>
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC 