BEN ROSE



Fox Lane, Leyland

Offers Over £360,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached family home, situated within a highly sought-after residential area of Leyland. Offering generous and versatile living accommodation throughout, this wonderful home has been thoughtfully designed to suit modern family life, with spacious bedrooms and beautifully maintained gardens. Ideally positioned close to a range of excellent local amenities, the property benefits from nearby supermarkets, highly regarded schools, parks and leisure facilities, making it a fantastic choice for growing families. Leyland town centre is only a short distance away, while excellent transport links include Leyland Railway Station with direct services to Preston, Manchester and beyond, as well as convenient access to the M6, M61 and M65 motorways, making commuting throughout the North West straightforward.

Stepping through the welcoming entrance hall, you'll find access to the first-floor staircase along with a convenient ground floor WC. The spacious lounge is a superb setting for relaxing, featuring an attractive fireplace with a stone surround and a beautiful bay window that fills the room with natural light. An internal hallway leads through to a dedicated study, providing the perfect workspace for those working from home, before opening into the formal dining room. This inviting space is ideal for family meals and entertaining, with sliding patio doors providing lovely views and direct access to the rear garden. Positioned at the rear of the property is the impressive kitchen, offering an excellent range of storage and worktop space alongside multiple integrated appliances, several windows allowing plenty of natural light and a practical breakfast bar for casual dining. The kitchen also provides access to the integral garage for added convenience.

To the first floor, the spacious landing leads to four well-proportioned bedrooms. Three are generous double rooms, all benefiting from built-in wardrobes, whilst the fourth bedroom offers flexibility as a child's bedroom, nursery or additional home office and benefits from it's own built in wardrobes. The impressive master bedroom is further enhanced by its own private shower en-suite, creating an ideal retreat. Serving the remaining bedrooms is the stylish four-piece family bathroom, offering both practicality and comfort for busy family living.

Externally, this fantastic home continues to impress. To the front, a substantial paved driveway provides off-road parking for multiple vehicles and leads directly to the large, double tandem garage. The frontage is further complemented by a well-maintained lawn, attractive flower beds, a low-level boundary wall and double gates, creating an appealing first impression. To the rear, the beautifully landscaped garden provides a wonderful outdoor space for the whole family to enjoy, featuring paved seating areas perfect for entertaining, alongside immaculately maintained lawns and colourful planted borders. Combining spacious accommodation, versatile living spaces and an excellent location, this outstanding detached home presents a superb opportunity for families looking to settle in one of Leyland's most desirable residential areas.

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Sparkle


THE CROMPTON FAMILY PHOTO ALBUM - No.1
THE CROMPTON FAMILY PHOTO ALBUM - No.2
THE CROMPTON FAMILY PHOTO ALBUM - No.3
THE CROMPTON FAMILY PHOTO ALBUM - No.4
THE CROMPTON FAMILY PHOTO ALBUM - No.5
THE CROMPTON FAMILY PHOTO ALBUM - No.6
THE CROMPTON FAMILY PHOTO ALBUM - No.7
THE CROMPTON FAMILY PHOTO ALBUM - No.8
IMPEGA
GOS


LIFE IS AN ADVENTURE
MY HOUSE
MY RULES!











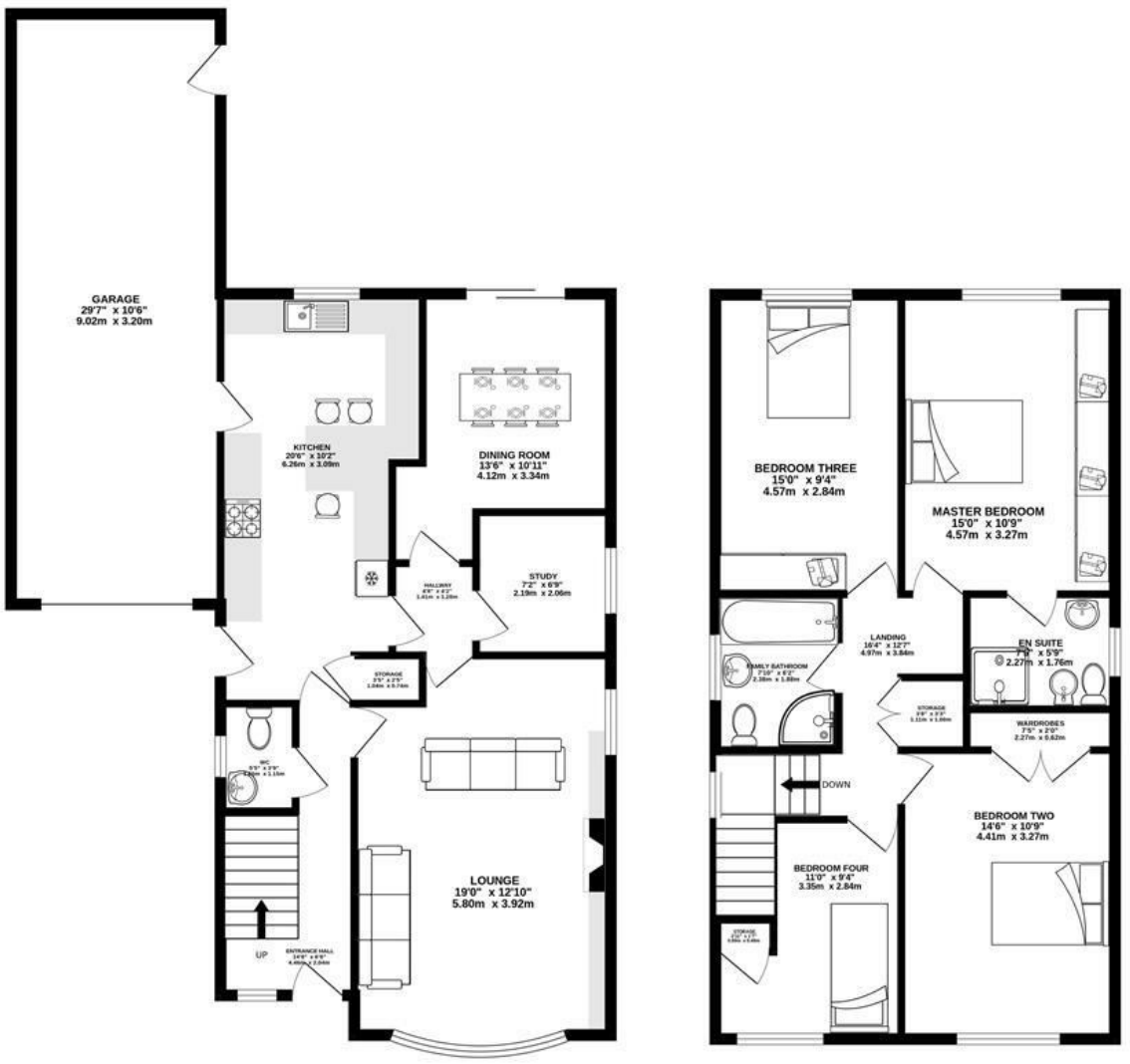


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GROUND FLOOR
1024 sq.ft. (95.2 sq.m.) approx.

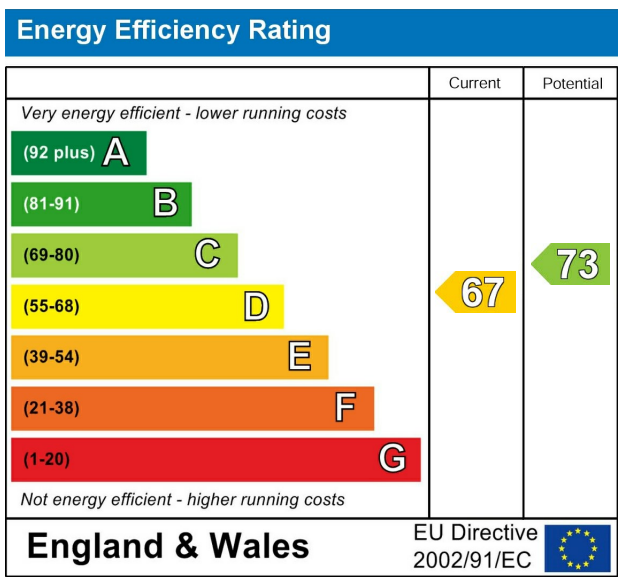
1ST FLOOR
747 sq.ft. (69.4 sq.m.) approx.

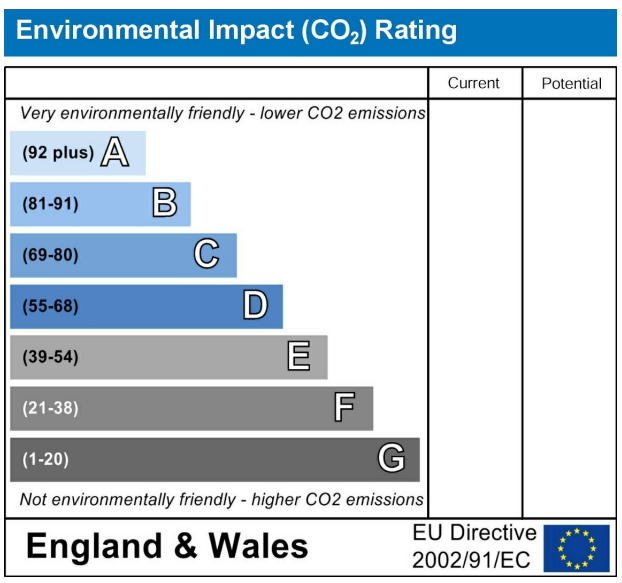


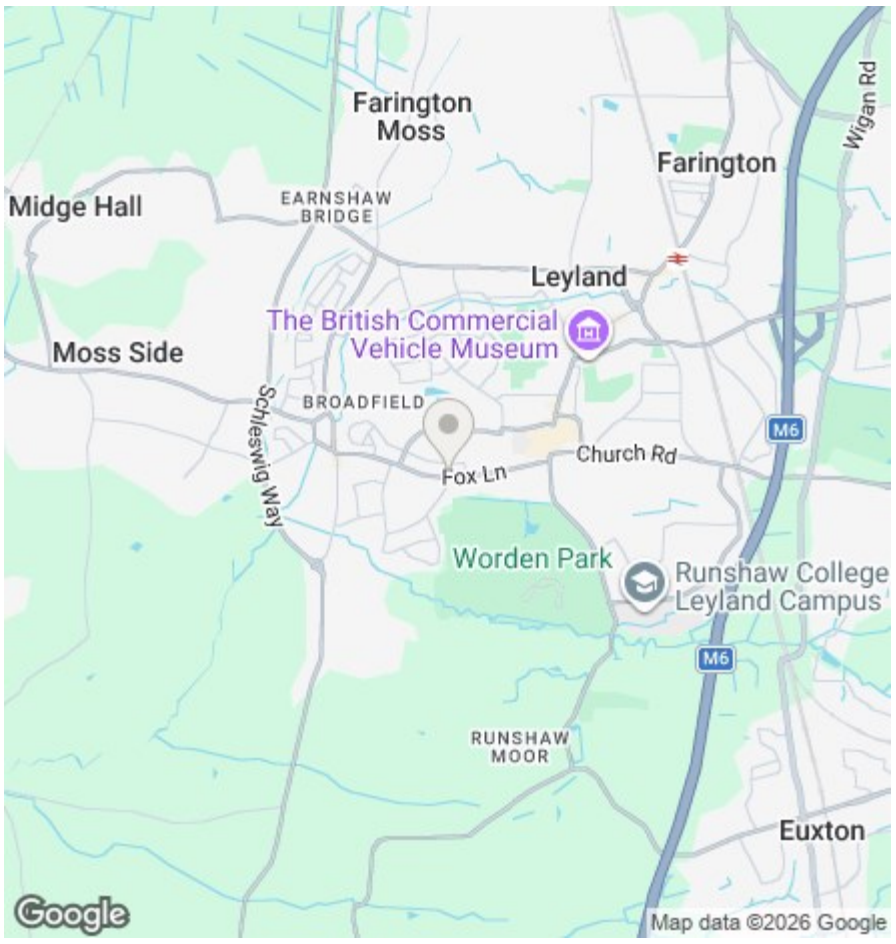
TOTAL FLOOR AREA : 1771 sq.ft. (164.6 sq.m.) approx.

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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