



## Morris Close, Leyland

**Offers Over £350,000**

Ben Rose Estate Agents are pleased to present to market this beautifully presented and thoughtfully extended detached family home, offering an impressive combination of spacious, versatile living accommodation and a superb setting on a generous corner plot within a quiet cul-de-sac. Ideal for growing families, the home boasts three generously sized double bedrooms, including a spacious master with its own en suite, alongside multiple reception areas that provide plenty of flexibility for modern family life. The property has been enhanced by the current owners and features a bright bay-fronted lounge, a modern fitted kitchen with integrated appliances, a separate dining room with trifold doors opening onto the garden, and an impressive extended family room complete with a log-burning stove. Externally, the home is further complemented by a large south-west facing rear garden, excellent parking, a garage and an EV charger, making this a fantastic all-round family home that is ready to enjoy. Conveniently located for local amenities, schools, Leyland Railway Station and motorway links via the M6, M61 and M65, the property combines peaceful residential living with excellent everyday convenience.

- \* Positioned on a generous corner plot within a quiet cul-de-sac, offering an attractive setting for family life.
- \* Beautifully presented and thoughtfully enhanced by the current owners, with spacious and versatile accommodation arranged across two floors.
- \* Bright and welcoming lounge featuring a bay window, creating a comfortable space for relaxing with the family.
- \* Modern fitted kitchen with a range of integrated appliances and generous worktop space, providing a practical setting for everyday cooking.
- \* Separate dining room with large trifold doors opening onto the rear garden, creating an excellent space for family meals and entertaining.
- \* Impressive additional family room created through the extension, complete with a log-burning stove and offering flexibility as a second reception room, playroom or entertaining space.
- \* Three generously proportioned double bedrooms, including a superb master bedroom with a bay window and large shower en suite.
- \* Built-in wardrobes to the second bedroom, while the third bedroom offers excellent versatility for children, guests or those working from home.
- \* Large, well-maintained south-west facing rear garden with an expansive lawn, surrounding flower beds and a paved seating area, ideal for enjoying the afternoon and evening sunshine.
- \* Shared access driveway providing parking for multiple vehicles, leading up to a detached single garage and wall-mounted EV charger, offering excellent practicality for modern family living.





































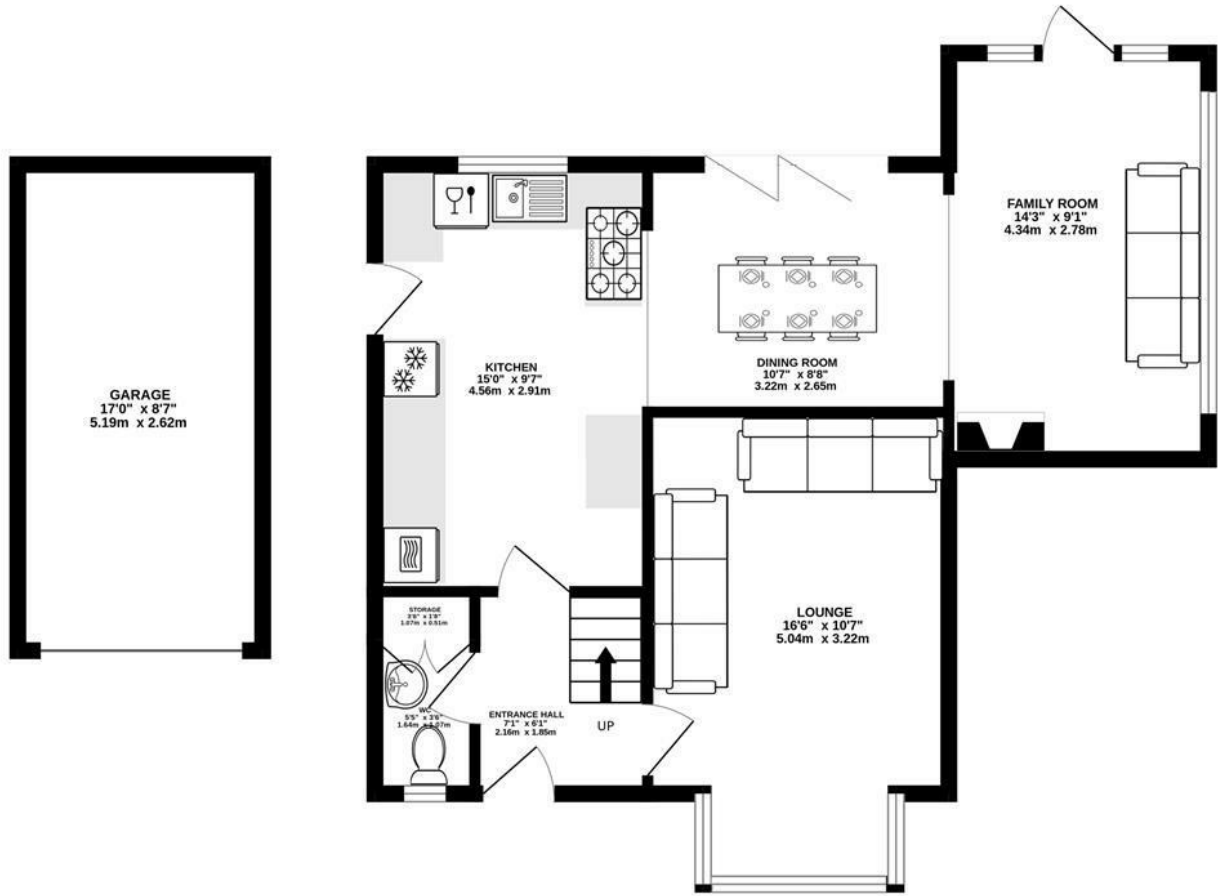




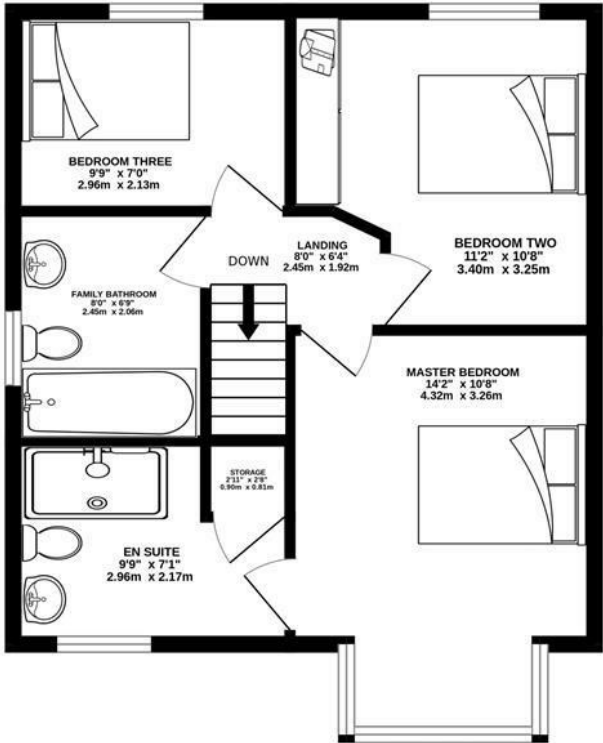


# BEN ROSE

GROUND FLOOR  
737 sq.ft. (68.4 sq.m.) approx.



1ST FLOOR  
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1210 sq.ft. (112.4 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>70</div> | <div>83</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<br>2002/91/EC  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                                                                                                               |
|-----------------------------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                                                 | Current | Potential                                                                                                     |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                                                                                                               |
| England & Wales                                                 |         | EU Directive 2002/91/EC  |

