BEN ROSE



Canberra Road, Leyland

Offers Over £350,000

Ben Rose Estate Agents are pleased to present to market this beautifully proportioned four-bedroom detached family home, situated in a highly desirable residential area of Leyland. Brimming with charm, character and a selection of original features, this wonderful home offers generous living accommodation throughout, making it an ideal choice for growing families looking for both space and comfort. Conveniently positioned, the property is within easy reach of a range of local shops, supermarkets, highly regarded schools and leisure facilities, whilst Leyland town centre offers an excellent selection of everyday amenities. Commuters will benefit from Leyland train station, providing direct rail links to Preston, Manchester and beyond, as well as excellent bus routes and easy access to the M6, M61 and M65 motorways, making travel across the North West simple. The surrounding area also offers an abundance of parks, countryside walks and family-friendly attractions.

Stepping through the welcoming entrance hall, you are immediately greeted by a number of original features that set the tone for the rest of this charming home. To the front is the spacious lounge, where three large windows, including an attractive bay window, flood the room with natural light. A feature fireplace creates a cosy focal point, making this a superb space to relax with family. Across the hall, the equally generous dining room enjoys lovely views over the rear garden and also benefits from its own fireplace, a perfect setting for family meals. Continuing through the property, the well-equipped kitchen provides ample worktop and cupboard space alongside a practical breakfast bar, ideal for casual dining. Leading from the kitchen is a generously sized utility room offering excellent additional storage and further potential, with access to the integral garage as well as a convenient ground floor WC.

The first floor offers well-balanced accommodation with the landing leading to four bedrooms. Three are spacious double bedrooms, providing comfortable accommodation for family members, whilst the fourth bedroom is perfectly suited as a child's bedroom, nursery or home office. The master bedroom benefits from a beautiful bay window, allowing natural light to pour in, as well as useful built-in wardrobes. Completing the first floor is the newly fitted family bathroom, finished to a modern standard and featuring a large walk-in shower, bidet and contemporary fittings.

Externally, the property continues to impress with a dual driveway providing off-road parking for multiple vehicles, alongside a well-maintained front lawn complemented by attractive flower beds and a bordering wall that enhances the home's kerb appeal. To the rear, the generous garden offers an excellent outdoor space for the whole family to enjoy, featuring a substantial lawn, mature fruit trees and established bushes, all enclosed by surrounding fencing that provides a good degree of privacy. Combining character, generous family living, beautiful gardens and an excellent location, this is a fantastic opportunity to acquire a truly welcoming home in one of Leyland's most sought-after residential areas.





T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB





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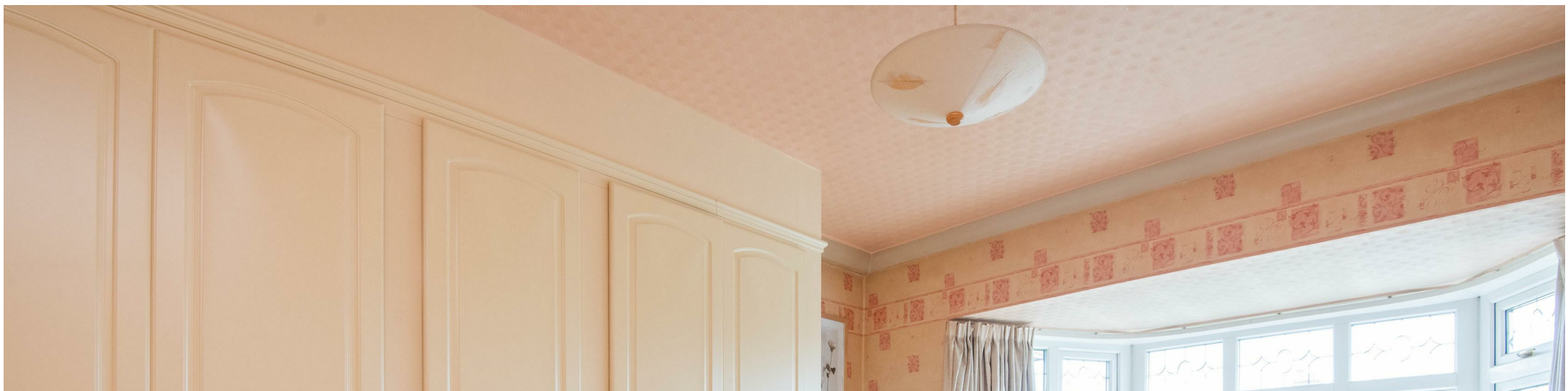

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CRYSTAL COOL













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GROUND FLOOR
834 sq.ft. (77.5 sq.m.) approx.

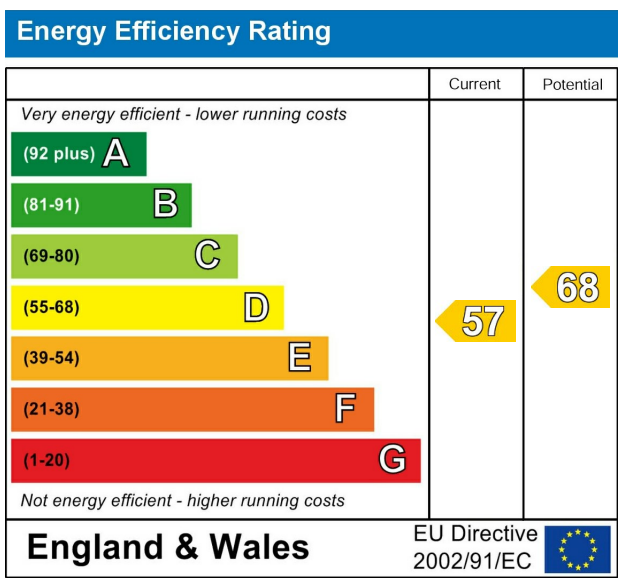
1ST FLOOR
726 sq.ft. (67.5 sq.m.) approx.

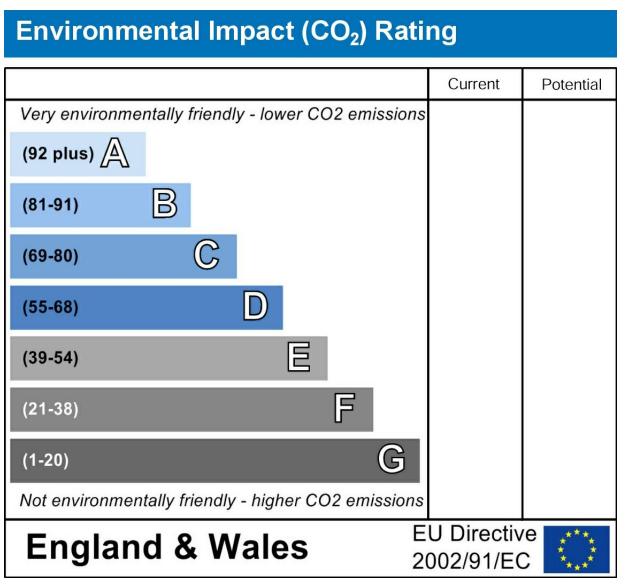


TOTAL FLOOR AREA : 1561 sq.ft. (145.0 sq.m.) approx.

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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