



Tiger Grove, Leyland

Offers Over £374,995

Ben Rose Estate Agents are delighted to bring to market this beautifully presented, stone-built four-bedroom detached home, situated on an exclusive, brand-new development in Leyland. Finished to an exceptionally high standard throughout, this stunning property is perfect for families, offering a thoughtful layout, versatile living spaces, and an array of premium upgrades. Located just a ten-minute drive from Leyland town centre, the home enjoys close proximity to an excellent range of supermarkets, restaurants, and everyday amenities, while also benefitting from superb travel links via the nearby M6 and M61 motorways, making commuting and access to surrounding areas incredibly convenient.

On entering, you're welcomed into a bright and spacious entrance hall that offers access to all ground floor rooms. Practical features such as a storage cupboard, bespoke under-stair storage, and a modern WC have been seamlessly incorporated. To the left, the generous lounge enjoys dual-aspect windows and patio doors that open directly onto the garden, creating a light-filled and airy space ideal for relaxation. A bespoke media wall adds a stylish focal point, while the room comfortably accommodates a large sofa set and other furnishings.

Flowing through, the formal dining room also benefits from dual-aspect windows, offering a pleasant setting for family meals and entertaining guests. At the rear of the home lies the heart of the property: an impressive kitchen and breakfast room. Finished with upgraded units, this modern kitchen is equipped with an integrated oven and hob, fridge-freezer, and dishwasher, with ample wall and base units providing excellent storage. An island with seating for two adds a sociable touch, while there is additional space for a dining table or a casual seating area. Patio doors once again lead out to the garden, further enhancing the sense of openness and light. Throughout the ground floor, luxury Amtico flooring has been installed.

Upstairs, the property boasts four well-proportioned bedrooms, three of which are generous doubles. The fourth bedroom is currently being utilised as a home office, ideal for those working remotely. Each of the three main bedrooms features fitted wardrobes, with the master bedroom offering a particularly spacious retreat, complete with air conditioning and a modern en-suite shower room. A bright and airy landing leads to a beautifully appointed family bathroom with upgraded tiling, a three-piece suite, and an over-the-bath shower.

Externally, the property continues to impress with a south-facing, private garden that has been professionally landscaped for low maintenance while still providing a peaceful and attractive outdoor space. A patio area is ideal for outdoor seating and entertaining, and there is direct access to the double driveway and detached single garage. To the front, a well-kept lawn and secure fencing enhance the kerb appeal. Additional features include solar panels, a Hive smart heating system, an electric car charging point to the rear of the home, and a quiet, family-friendly environment in a location that is not overlooked—offering both privacy and peace.

This is a rare opportunity to acquire a truly beautiful home where no detail has been overlooked, with every optional upgrade thoughtfully chosen to enhance comfort, efficiency, and everyday living.















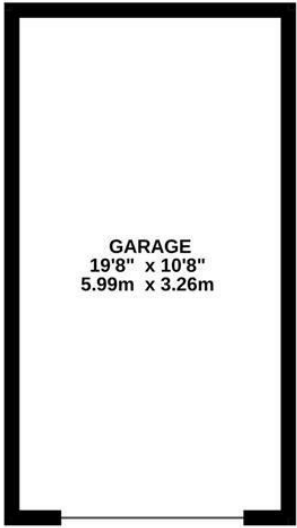
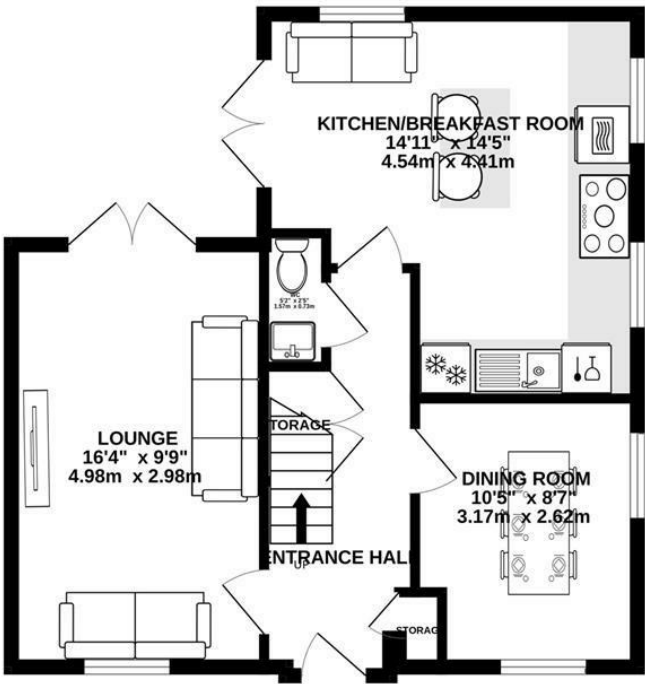




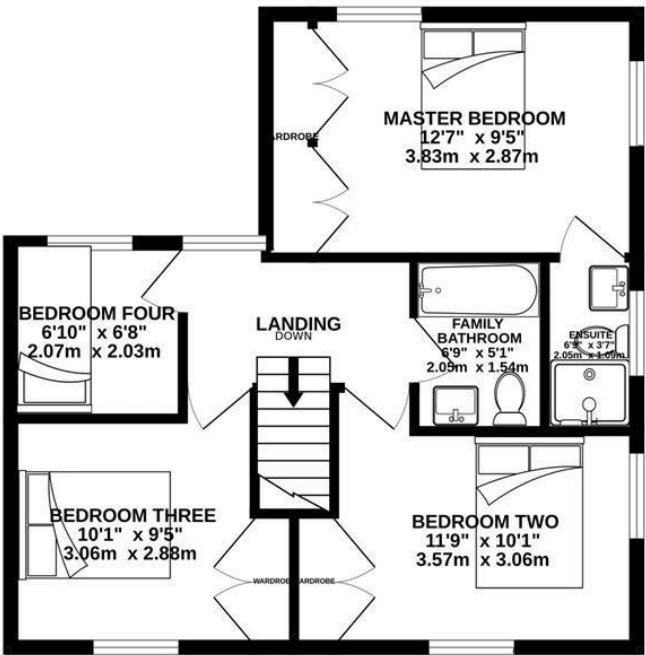


BEN ROSE

GROUND FLOOR
737 sq.ft. (68.5 sq.m.) approx.



1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 1244 sq.ft. (115.5 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	87	88
(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		