BEN ROSE



Gower Court, Leyland

O.I.R.O £425,000

Ben Rose Estate Agents are pleased to present to market this spacious and beautifully presented four bedroom detached home, situated on a generous corner plot within a quiet cul-de-sac in the highly sought-after area of Leyland. Offered with NO CHAIN, this modern home has been thoughtfully designed to provide open plan living spaces ideal for family life, combining both comfort and practicality throughout. The property is perfectly positioned close to a range of local amenities including well-regarded schools, supermarkets, and leisure facilities, while also benefiting from excellent travel links such as nearby bus routes, easy access to the M6 and M61 motorways, and Leyland train station providing direct routes to surrounding towns and cities including Preston and Manchester.

Internally, the home welcomes you into a the reception hall with an open staircase creating an immediate sense of space. To the right-hand side, you'll find the impressive lounge/diner which spans the full length of the property. The lounge area is centred around a stunning fireplace and enhanced by a charming bay-fronted window, creating a warm and inviting atmosphere. Flowing seamlessly through, the dining area boasts a striking wooden beamed ceiling and a rear-facing bay, with ample space for a large family dining table and French doors opening out onto the garden. To the left-hand side of the home is the expansive open plan kitchen/breakfast/dining room, offering a fantastic hub for everyday living and entertaining. The front section provides an additional dining area, leading through to a luxurious fitted kitchen complete with a range of integrated appliances and a central island with breakfast bar seating.

Moving upstairs, the first floor hosts four well-proportioned bedrooms, making this home ideal for growing families. Bedroom three benefits from fitted wardrobes, offering practical storage solutions. The remaining bedrooms provide versatile accommodation for family members, guests, or even a home office if required. Completing the first floor is a sizeable four-piece family bathroom, featuring both a bath and separate shower, designed to accommodate busy household routines with ease.

Externally, the property enjoys a prominent corner plot with a well-maintained front lawn and a pathway leading to the entrance. To the rear, the private garden has been thoughtfully designed for low maintenance, being predominantly paved and offering multiple seating areas perfect for relaxing or entertaining. Beyond the garden, a driveway provides off-road parking for up to two vehicles and leads to a detached garage, offering additional storage or parking space. This is a fantastic opportunity to acquire a well-appointed family home in a peaceful yet convenient location.





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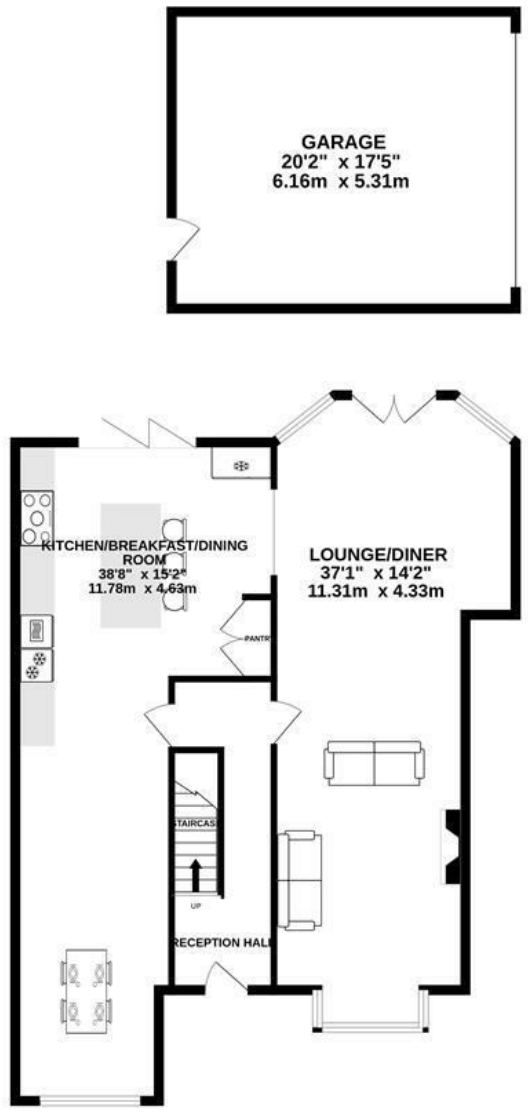





MAN
CAVE

BEN ROSE

GROUND FLOOR
1324 sq.ft. (123.0 sq.m.) approx.

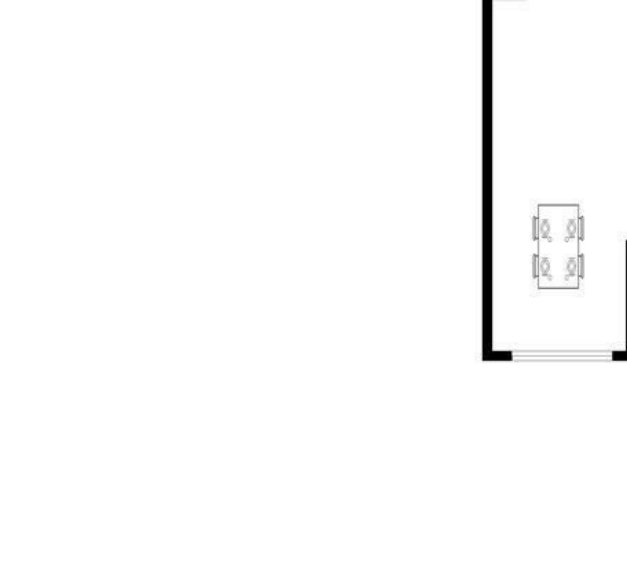


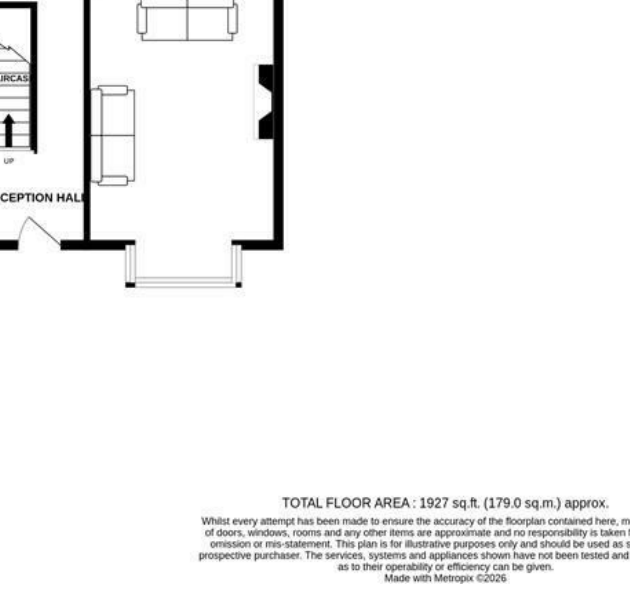
1ST FLOOR
603 sq.ft. (56.0 sq.m.) approx.

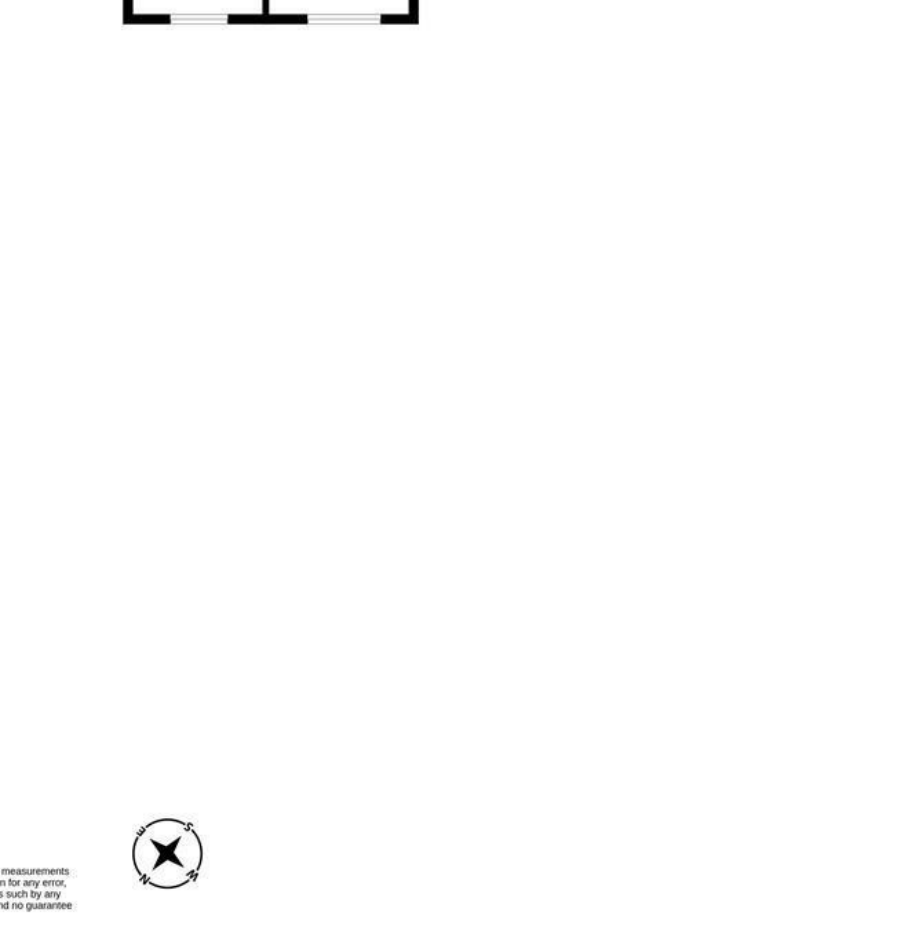
TOTAL FLOOR AREA : 1927 sq.ft. (179.0 sq.m.) approx.

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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