



## Parish Gardens, Leyland

Offers Over £389,995

Ben Rose Estate Agents are pleased to present to market this well-presented, four-bedroom detached home, situated on a quiet cul-de-sac in the heart of Leyland. This beautiful family home offers a versatile layout with multiple reception rooms, ideal for modern family living. Nestled in a sought-after residential area, the property is within easy reach of excellent local amenities, including supermarkets, schools, and leisure facilities. Leyland train station is just a short drive away, providing direct links to Preston and beyond, while nearby bus routes and the M6 and M61 motorways offer excellent commuter access to surrounding towns and cities, including Preston, Chorley, and Manchester.

Stepping inside, you are welcomed into a bright and airy reception hall, providing access to most ground floor rooms. To the front of the home is a dedicated study, offering a flexible space perfect for home working or use as a playroom. The spacious lounge, complete with a stunning bay-fronted window and an elegant media wall with a glass-fronted fireplace, creates a cosy yet modern feel. French doors lead seamlessly into the dining room, making it an ideal setting for entertaining guests. Extending from here is the sizeable conservatory, flooded with natural light and offering an additional versatile living space. The kitchen features a selection of integrated appliances, as well as space for freestanding ones, and is complemented by a convenient utility room with direct access to both the rear garden and the integral garage.

Ascending to the first floor, the open landing leads to four well-proportioned bedrooms. The impressive master bedroom benefits from a charming bay window and its own private en-suite shower room. The fourth bedroom is currently being utilised as a dressing room, offering potential for a walk-in wardrobe, single bedroom or home office space. Completing the floor is the stylish three-piece family bathroom, boasting a luxurious jacuzzi bath with LED lighting, perfect for relaxation.

Externally, the property features a private driveway with space for up to four cars, leading to a single integrated garage for additional storage or parking. The beautifully landscaped rear garden is a true highlight, offering multiple seating areas, including one decked setting ideal for outdoor dining and socialising. A central artificial lawn provides a low-maintenance yet stylish space for children to play, while a summer house with electricity adds further versatility, whether used as a garden retreat or home gym.

This fantastic family home offers a wonderful blend of space, comfort, and convenience, making it an excellent choice for those looking to settle in a desirable and well-connected location.

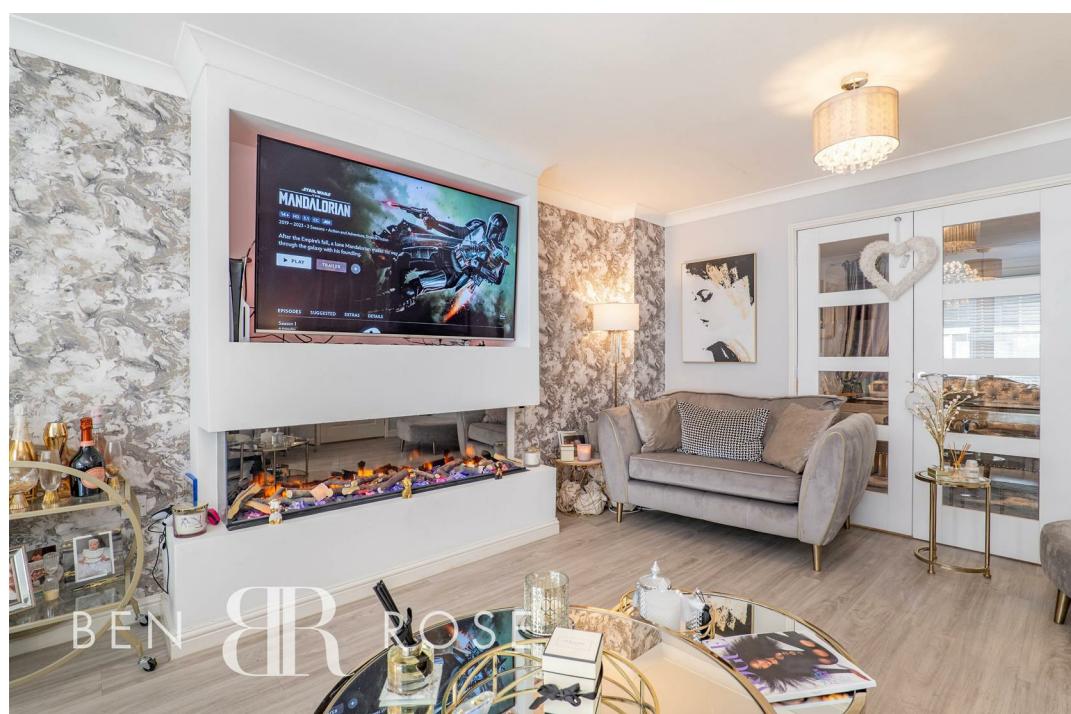
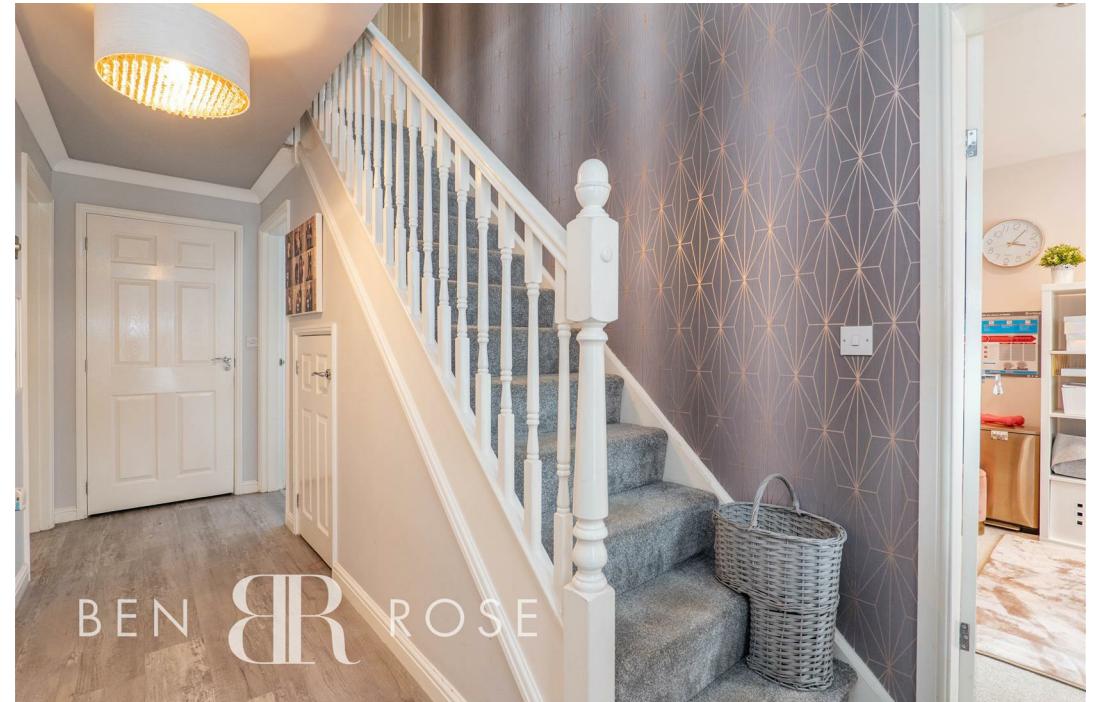




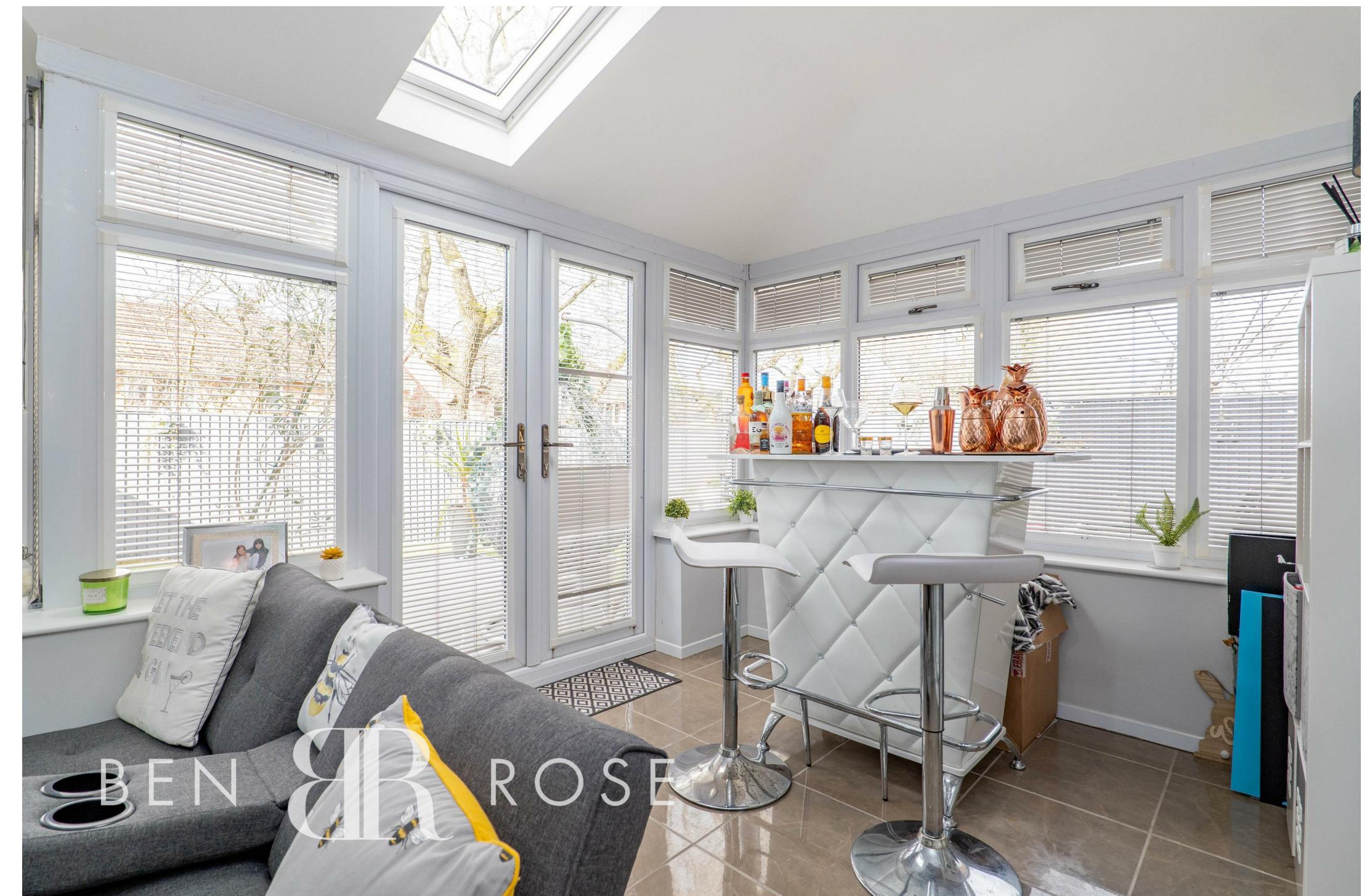
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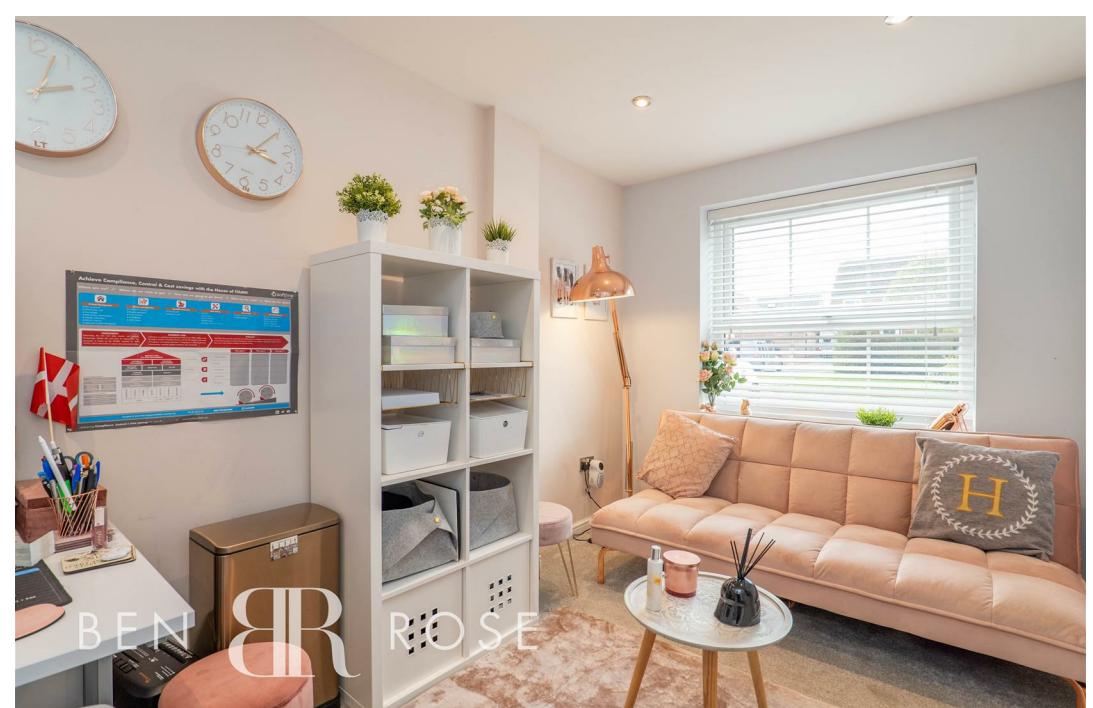
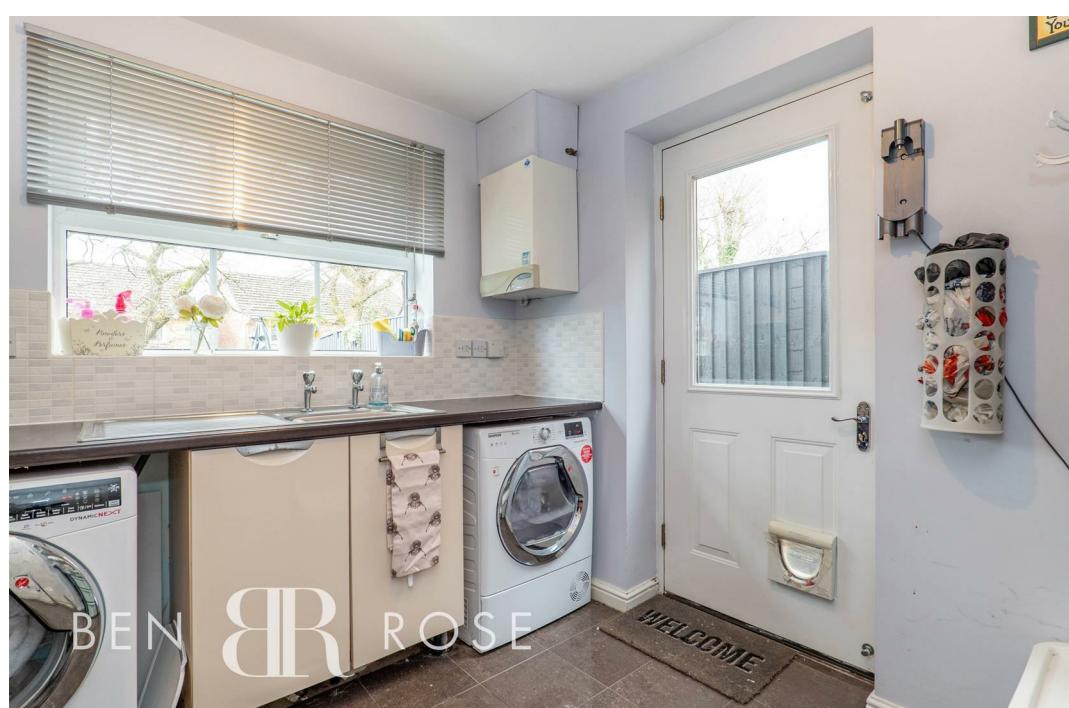


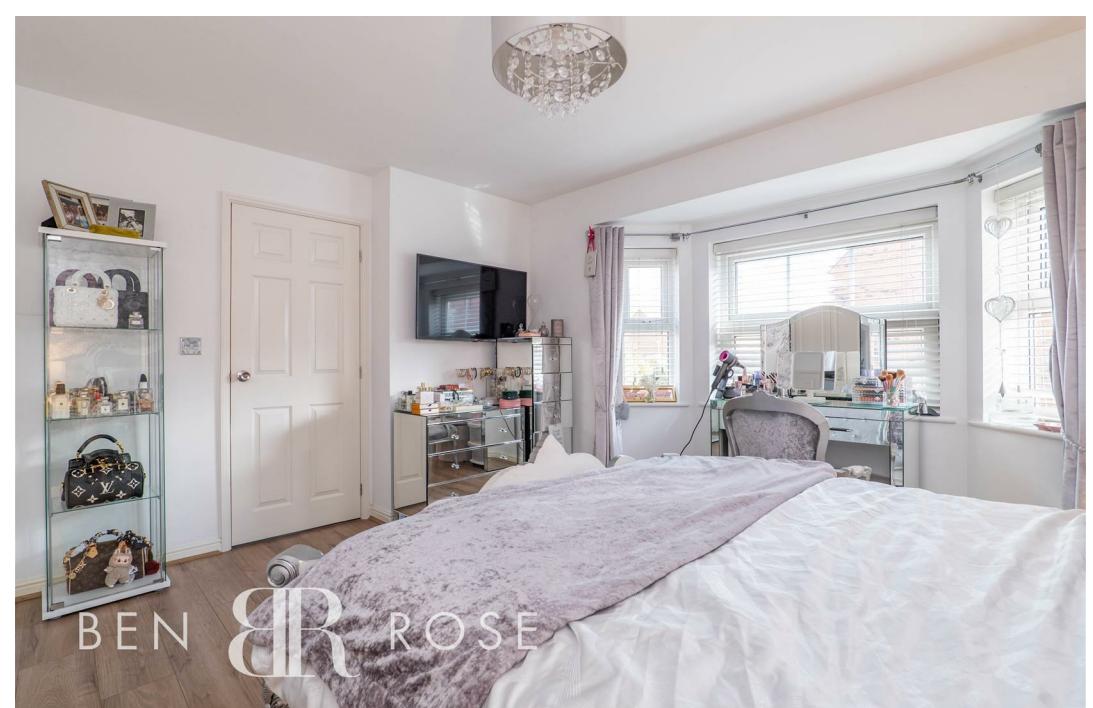
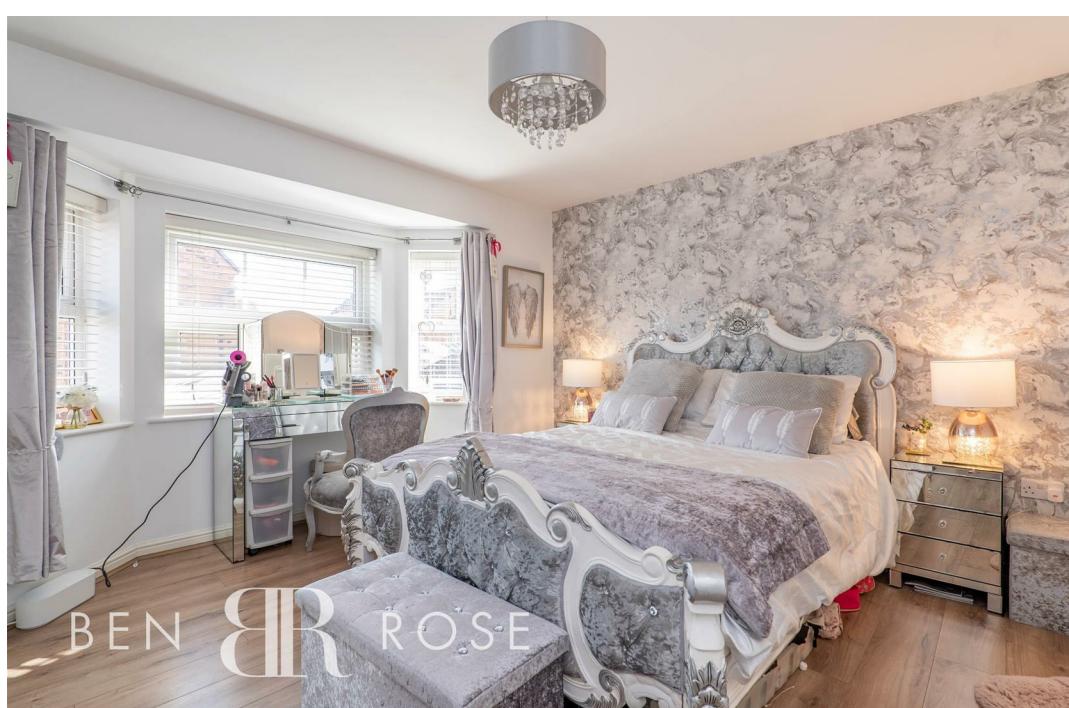
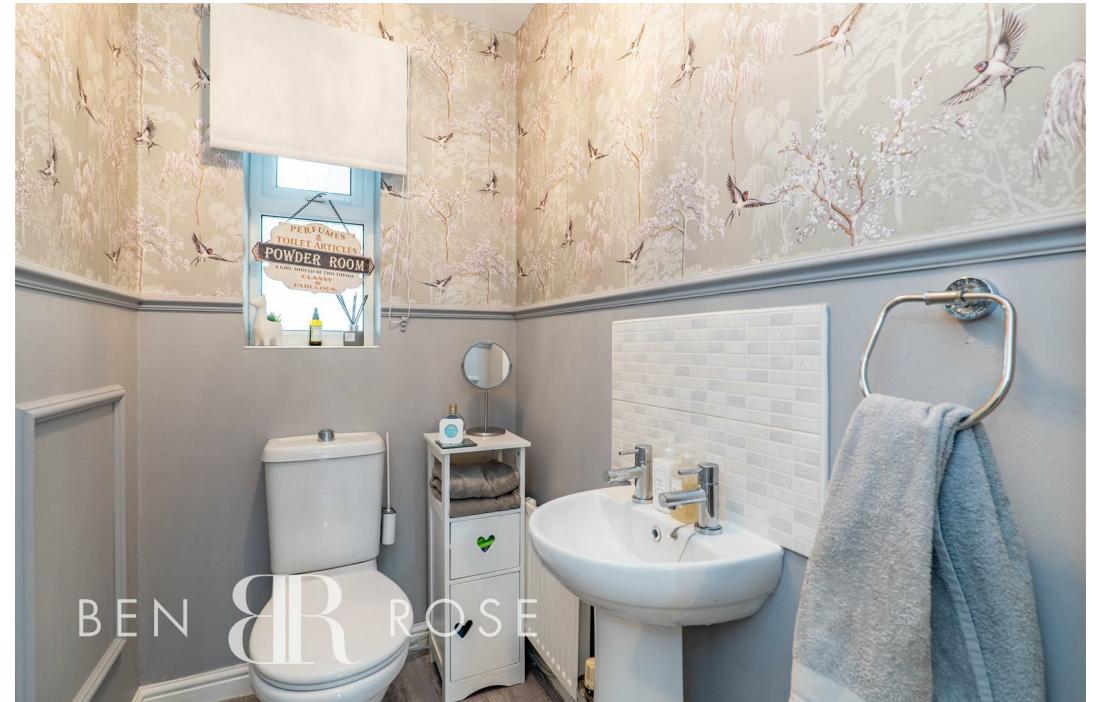


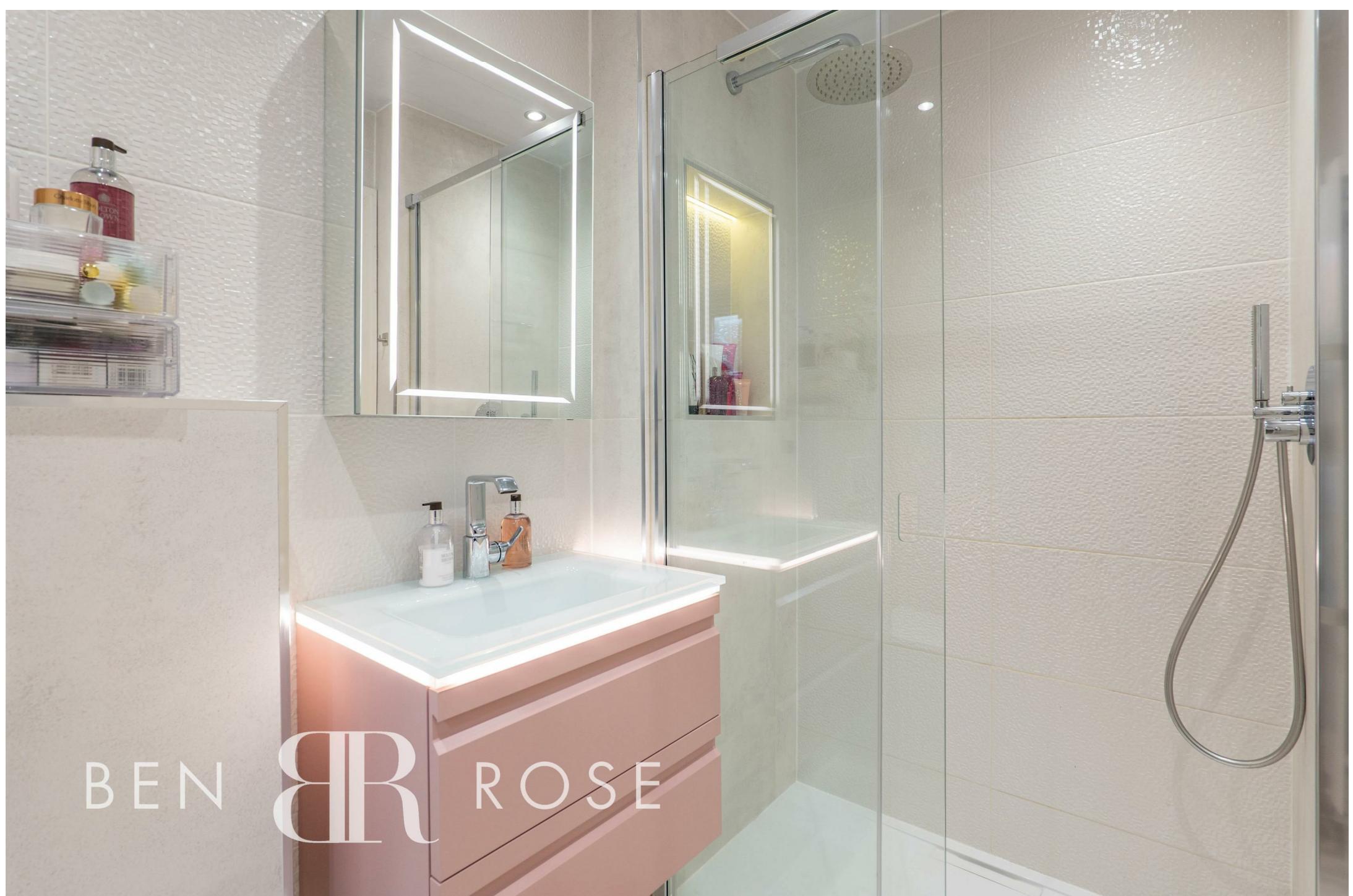
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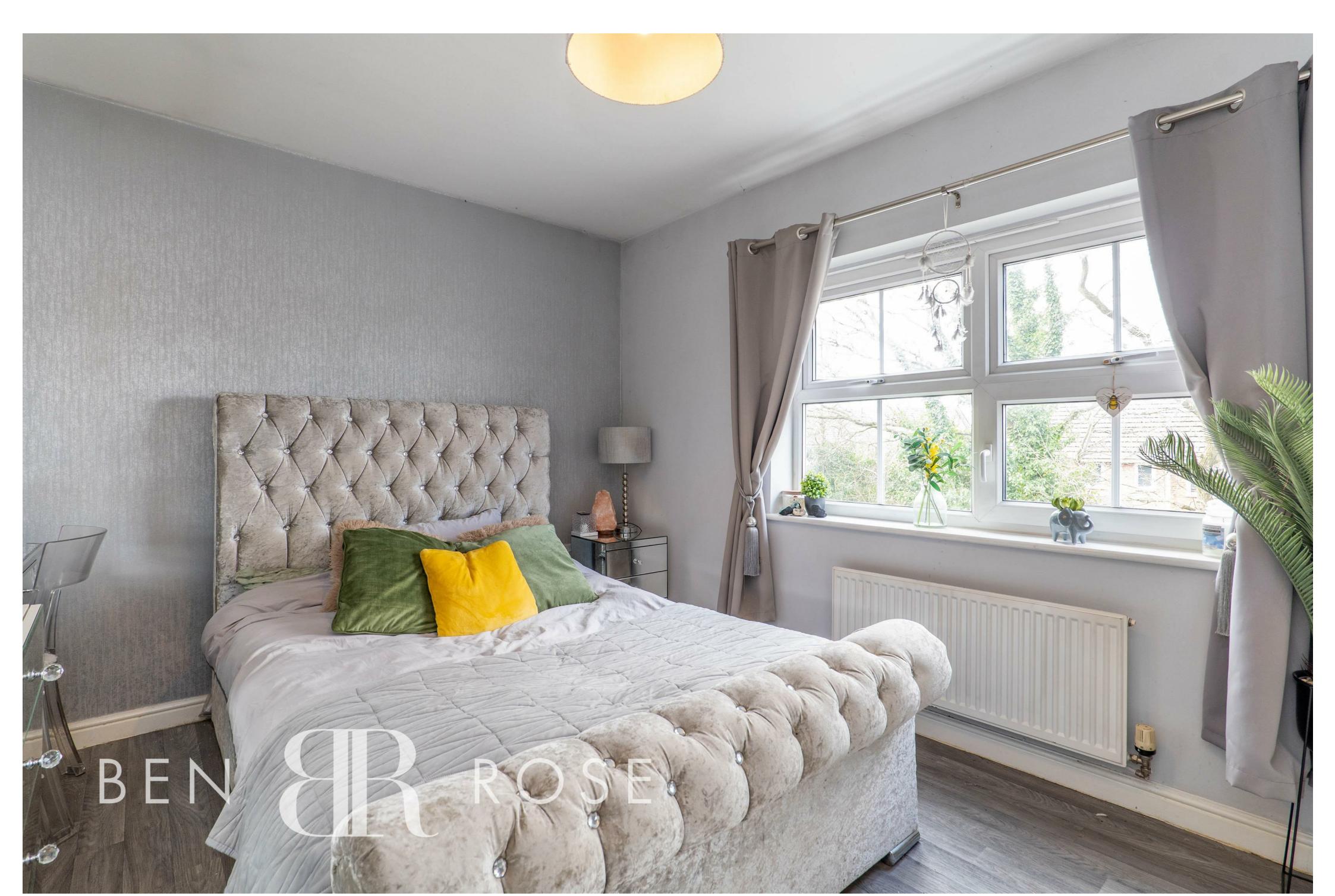


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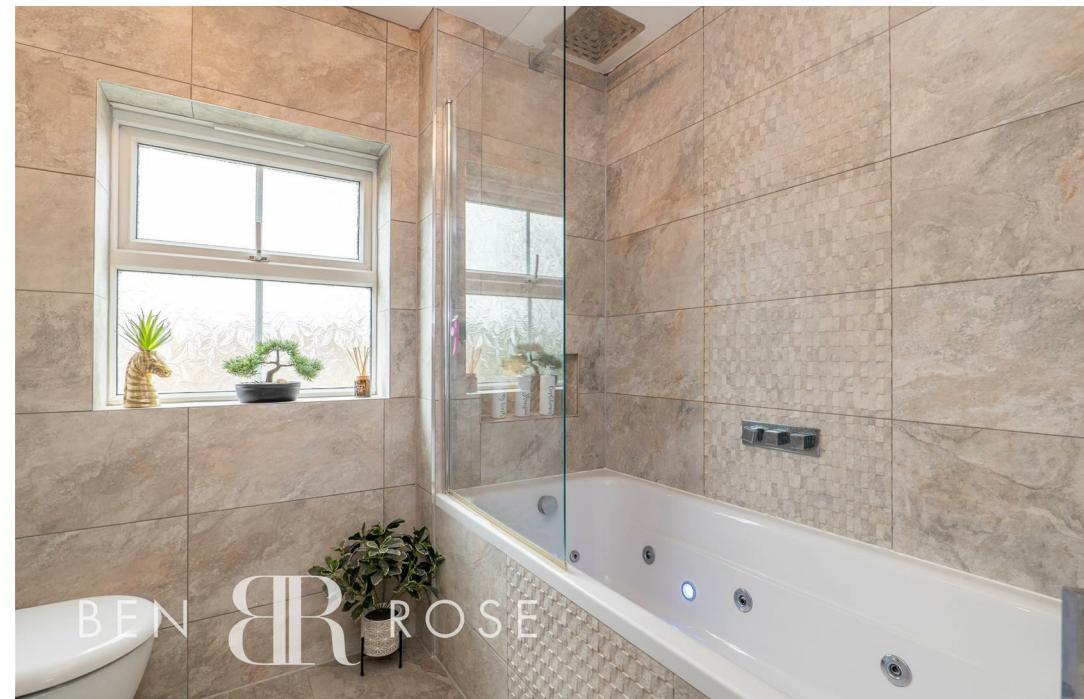


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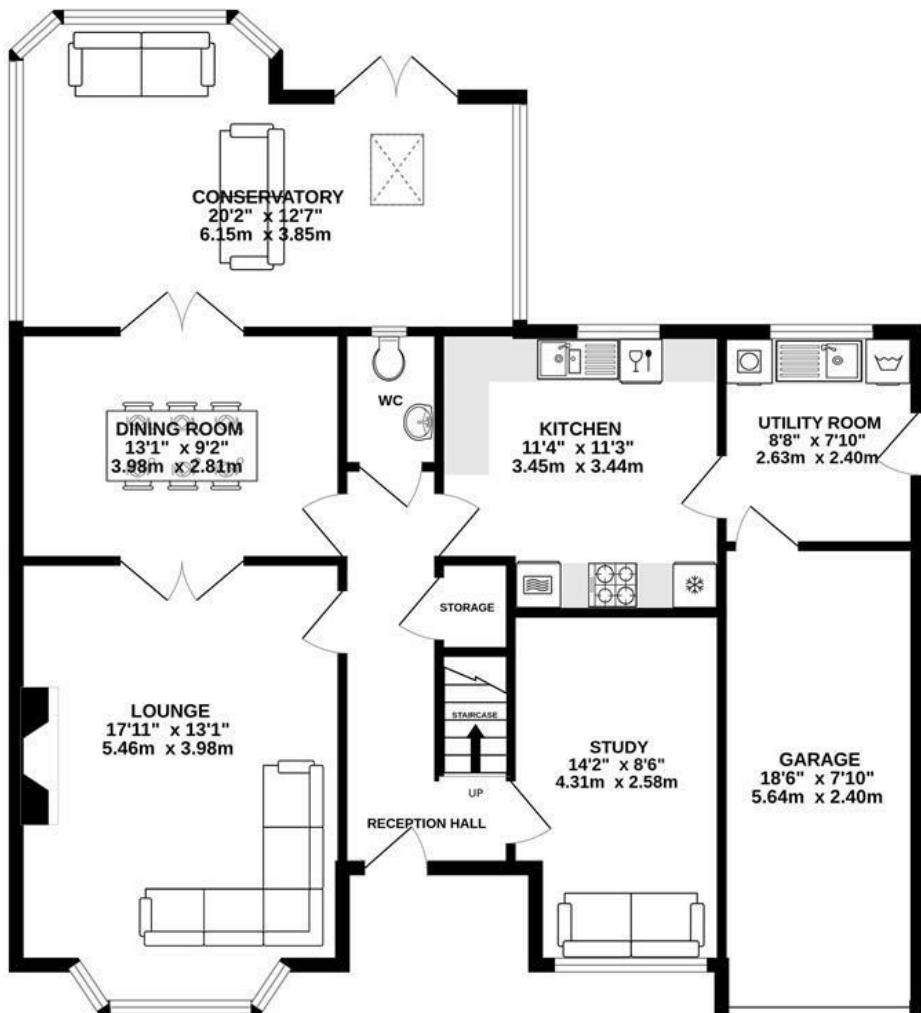
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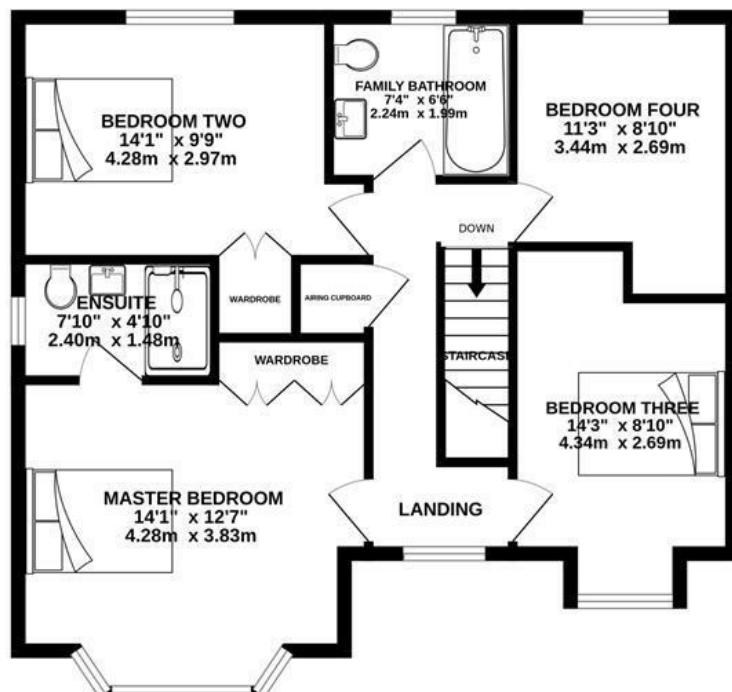


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GROUND FLOOR  
1127 sq.ft. (104.7 sq.m.) approx.



1ST FLOOR  
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA: 1815 sq.ft. (168.6 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	88
(81-91)	B	79
(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 <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	

