



## Green Hill Drive, Leyland

**Offers Over £385,000**

Ben Rose Estate Agents are pleased to present to market this beautifully presented detached home, situated on a modern and highly sought-after development in Leyland, Lancashire. Ideal for families and couples alike, this spacious property offers contemporary living throughout with a neutral décor that is ready to move straight into. The home is perfectly positioned close to Leyland town centre, where you will find a wide range of shops, bars, restaurants and well-regarded schools. Excellent transport links are a key feature, with Leyland train station providing direct services to Preston, Manchester and Liverpool, as well as regular bus routes to Leyland, Preston and Chorley. The nearby M6, M61 and M65 motorways also make this an excellent base for commuters.

This property is on the popular Worden Gardens site which features the Redrow Heritage Collection. Entering the property, you are welcomed into a bright entrance hall, with access to a convenient WC. To the front, the spacious lounge features a bay window, allowing natural light to flood the room and create a warm, inviting atmosphere. To the rear, you will find the impressive open-plan kitchen/dining room spanning the full width of the home, complete with integrated appliances including a fridge/freezer, two single ovens and a dishwasher, as well as a central island with a wine cooler and stylish downlighting. French doors open out onto the garden, making this an ideal space for entertaining. A separate laundry cupboard adds further practicality to the ground floor.

Moving upstairs, the master bedroom is a generous double featuring fitted wardrobes, a bay window and a modern ensuite shower room. Three further bedrooms provide excellent accommodation, including two additional doubles and a versatile single room, perfect for a nursery or home office. Bedroom twos currently fitted out as an office with ethernet connection directly to the router located downstairs. A contemporary three-piece family bathroom completes this floor.

Externally, the property benefits from a lawned front garden with hedging and a gated driveway to the side, offering parking for up to three vehicles and leading to a detached garage. To the rear, the beautifully landscaped garden features a combination of paving and artificial lawn, along with a charming pagoda, outdoor sockets and a shed. With added benefits such as air conditioning in the kitchen/dining room, high-speed broadband, and a part-boarded loft with lighting, this home offers both comfort and modern convenience throughout.

















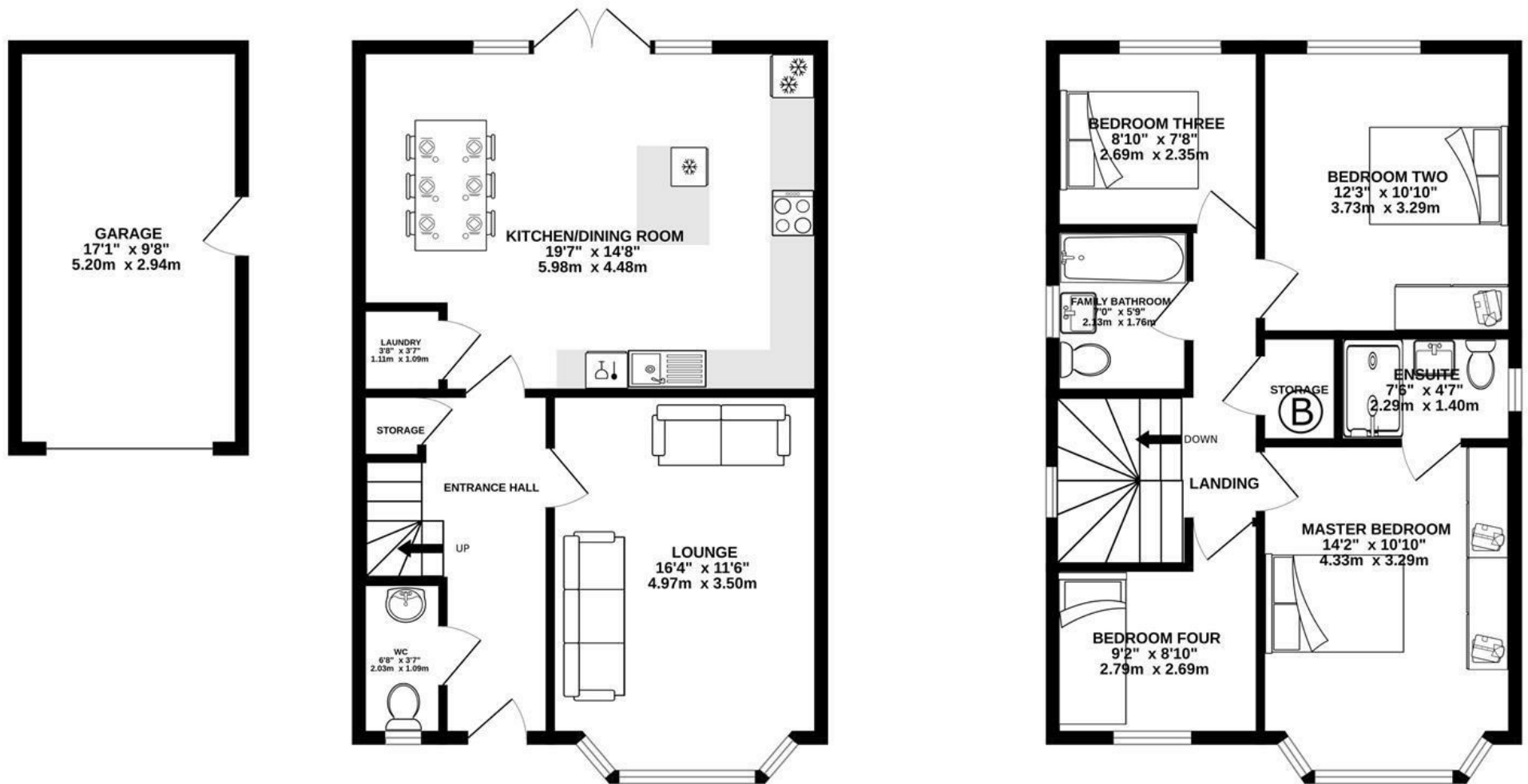




# BEN ROSE

GROUND FLOOR  
753 sq.ft. (69.9 sq.m.) approx.

1ST FLOOR  
588 sq.ft. (54.7 sq.m.) approx.

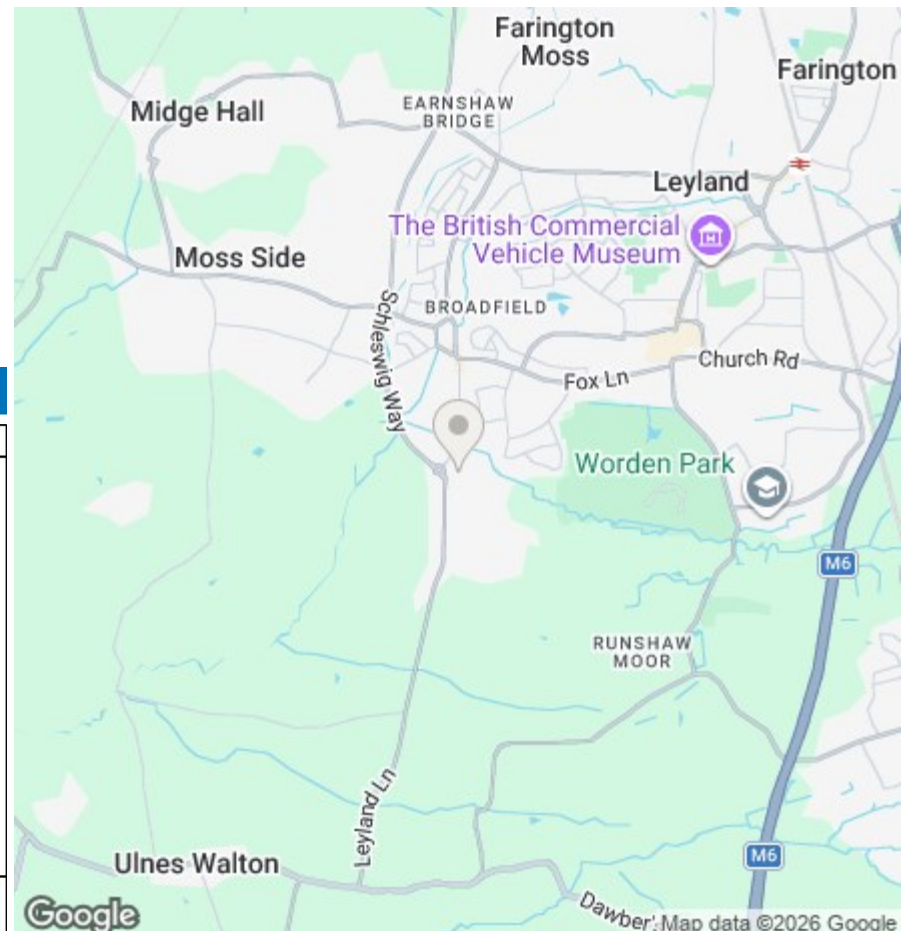


TOTAL FLOOR AREA : 1341 sq.ft. (124.6 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	