



## Darwin Drive, Leyland

**Offers Over £379,950**

Ben Rose Estate Agents are pleased to present to market this beautifully presented four bedroom detached home, offering generous living space and a well-balanced layout ideal for families and couples alike. Situated in the popular town of Leyland, the property enjoys a peaceful residential setting with minimal traffic to both the front and rear, making it particularly appealing for young families. Leyland benefits from a wide range of local amenities including reputable schools, supermarkets, leisure facilities and scenic green spaces, while Leyland Train Station provides convenient rail links to Preston, Manchester and beyond. Excellent road connections are also close by, with easy access to the M6, M61 and M65 motorways, making this an ideal location for commuters.

Upon entering the property, you are welcomed into a bright and inviting entrance hall which sets the tone for the rest of the home. From here, access is provided to a spacious lounge, perfect for relaxing evenings, as well as a separate reception room offering flexible use as a dining room, playroom or home office. The ground floor also benefits from a convenient WC. To the rear, the modern open-plan kitchen diner serves as the heart of the home, offering ample workspace, a variety of integrated appliances and storage along with plenty of room for dining and entertaining. Stairs from the hallway lead up to the first floor.

Heading upstairs, the first floor landing provides access to four well-proportioned bedrooms, each offering comfortable accommodation for a growing family. The master bedroom is a particular highlight, benefiting from built-in wardrobes and a private en suite shower room. Completing this floor is a stylish three-piece family bathroom, finished to a good standard and designed to comfortably serve the remaining bedrooms.

Externally, the property continues to impress. To the front, a driveway provides parking for up to four cars and leads to the single garage, while mature shrubs add an attractive touch to the frontage. The rear garden is both spacious and enclosed, featuring a patio area ideal for outdoor seating and entertaining, along with a well-maintained artificial lawn. The garden offers a safe and peaceful environment, perfect for children and relaxing outdoor enjoyment. This property is maintained throughout and ready to move straight into, this wonderful home combines space, comfort and location, making it an excellent opportunity for those seeking a long-term family residence in a highly regarded area.





















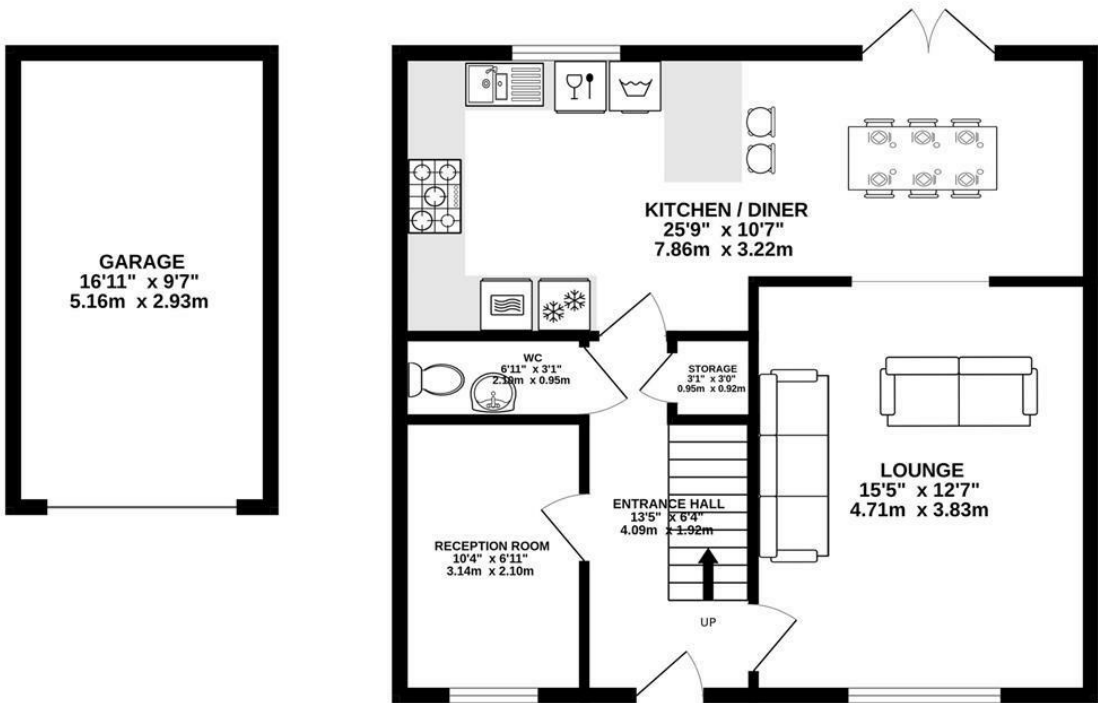




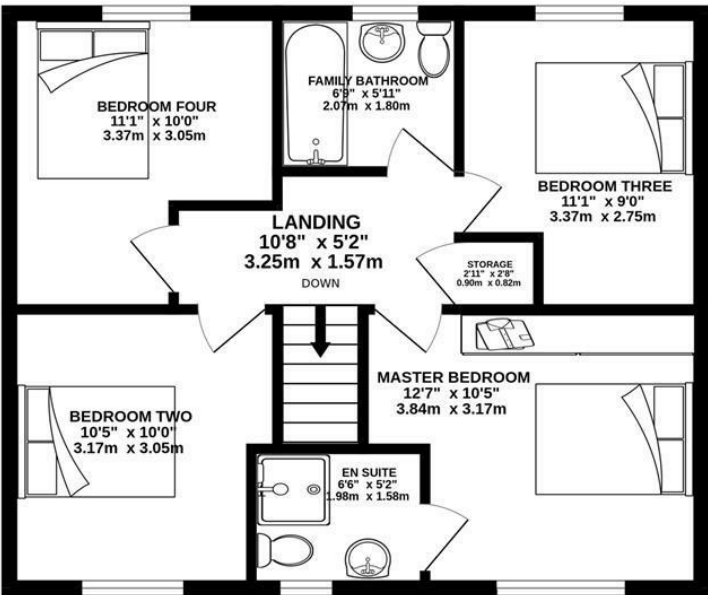


# BEN ROSE

GROUND FLOOR  
780 sq.ft. (72.5 sq.m.) approx.



1ST FLOOR  
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1334 sq.ft. (123.9 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	89
(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 <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 