



Yarrow Close, Croston, Leyland

Offers Over £450,000

Ben Rose Estate Agents are pleased to present an exceptional opportunity to purchase this thoughtfully extended four-bedroom detached family home, nestled in a quiet and family-friendly cul-de-sac within the highly desirable and picturesque village of Croston. The property enjoys a prime position on the edge of the Moss, placing it within walking distance of excellent local amenities including well-regarded schools, charming pubs, and independent shops. For those needing to commute, the home benefits from superb transport links, with nearby bus routes and Croston train station providing direct connections to Preston and Liverpool.

Upon entering the property, you are welcomed into a bright hallway that offers access to the staircase, a convenient downstairs WC, and the main lounge. The lounge is particularly spacious, featuring dual aspect windows that allow natural light to pour in, and providing ample room for a large sofa set and additional furnishings. You'll also find a study/office area here, ideal for those working from home. From here, you move seamlessly into the kitchen, which is fitted with a range of wall and base units, an integrated hob and oven, and space for freestanding appliances. The kitchen also provides direct access to the integrated garage, ideal for additional storage, off road parking or utility use.

The kitchen opens into a generous dining area, offering plenty of space for a large family dining table and creating a perfect setting for both everyday meals and entertaining. This space is flooded with light thanks to the bi-folding doors that lead out into the garden. Adjacent to the dining area, in a free-flowing open plan layout, is a snug room featuring a multi-fuel fire and further garden access via a set of patio doors, blending indoor comfort with outdoor living.

Upstairs, the property boasts four bedrooms, three of which are doubles. The master bedroom stands out for its exceptional size and is enhanced by a large south-facing window offering stunning views over the paddock. This room also benefits from a private dressing room and a spacious walk-in wardrobe, along with a stylish three-piece en-suite shower room. The landing also leads to a well-appointed four-piece family bathroom, which includes a corner shower and a separate bathtub. The fourth bedroom is a comfortable single room, ideal for use as a nursery, home office, or guest room.

The rear garden is a true highlight of the home—private and not overlooked, it enjoys a sunny south-facing aspect and is surrounded by tall fencing for seclusion. The outdoor space is beautifully arranged with a lawned area, a gravelled section, a patio perfect for seating or dining, and is enhanced by mature trees, shrubs, and a useful garden shed. At the front, the driveway provides off-road parking for two vehicles.

Additional notable features include newly installed oak wood flooring and internal doors throughout the ground floor, and new anthracite grey windows and bio-folding doors to the rear of the home. This is a deceptively spacious and versatile property that combines space, style, and location, making it a perfect choice for any growing family.















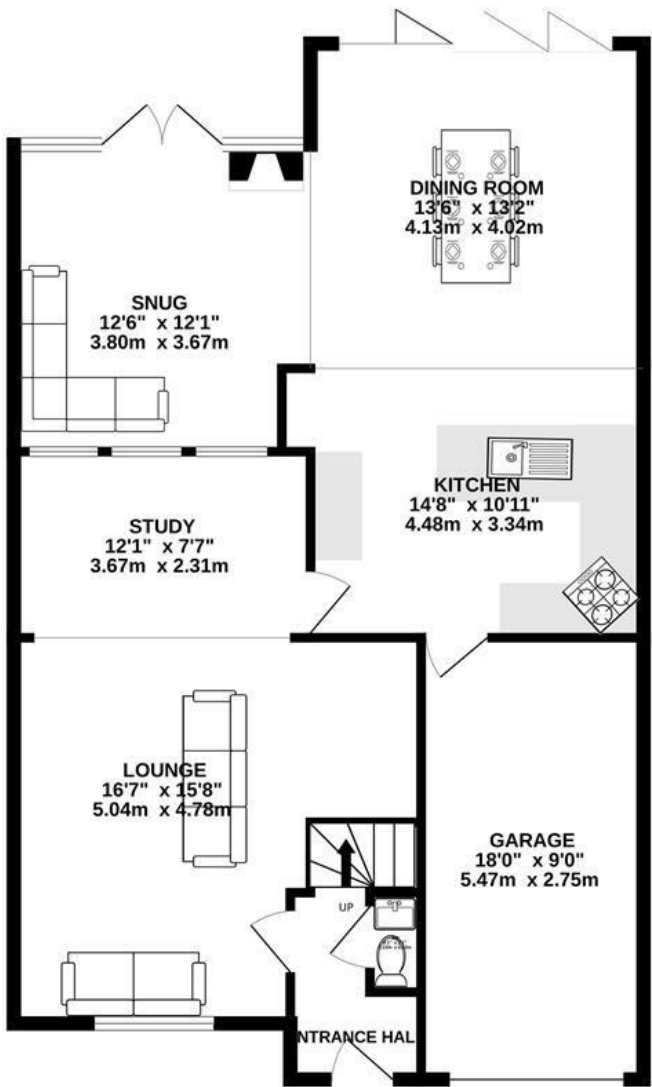




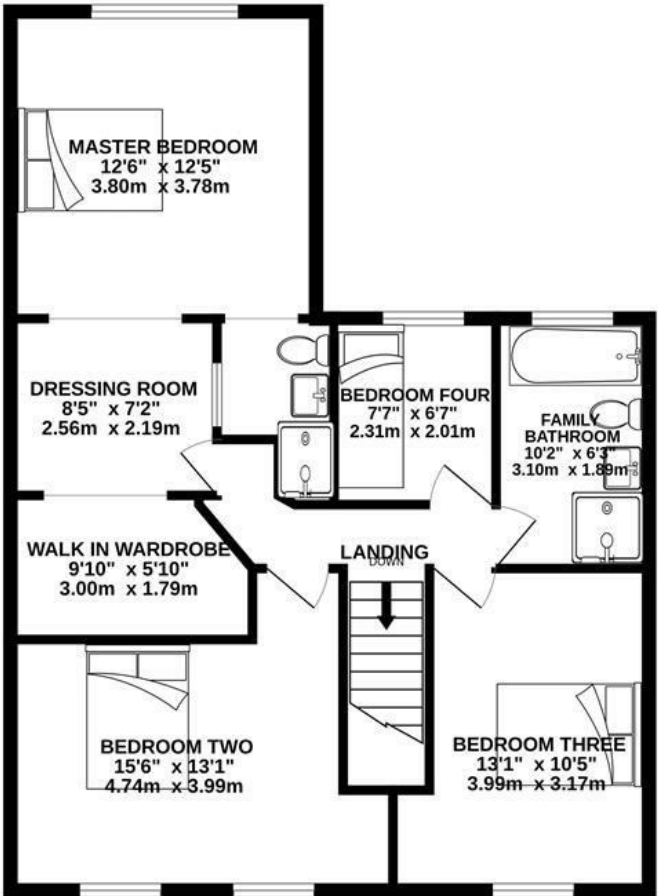


BEN ROSE

GROUND FLOOR
998 sq.ft. (92.7 sq.m.) approx.



1ST FLOOR
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA : 1756 sq.ft. (163.1 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 | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 67 | 73 |
| 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 | |

