



Crocus Field, Leyland

Offers Over £550,000

Ben Rose Estate Agents are pleased to present to the market this stunning five-bedroom detached property situated on an enviable plot, located on a very quiet highly sought-after cul-de-sac in Leyland. The home is a stones throw away from the highly regarded Runshaw College as well as the award winning Worden Park, making this the ideal home for families.

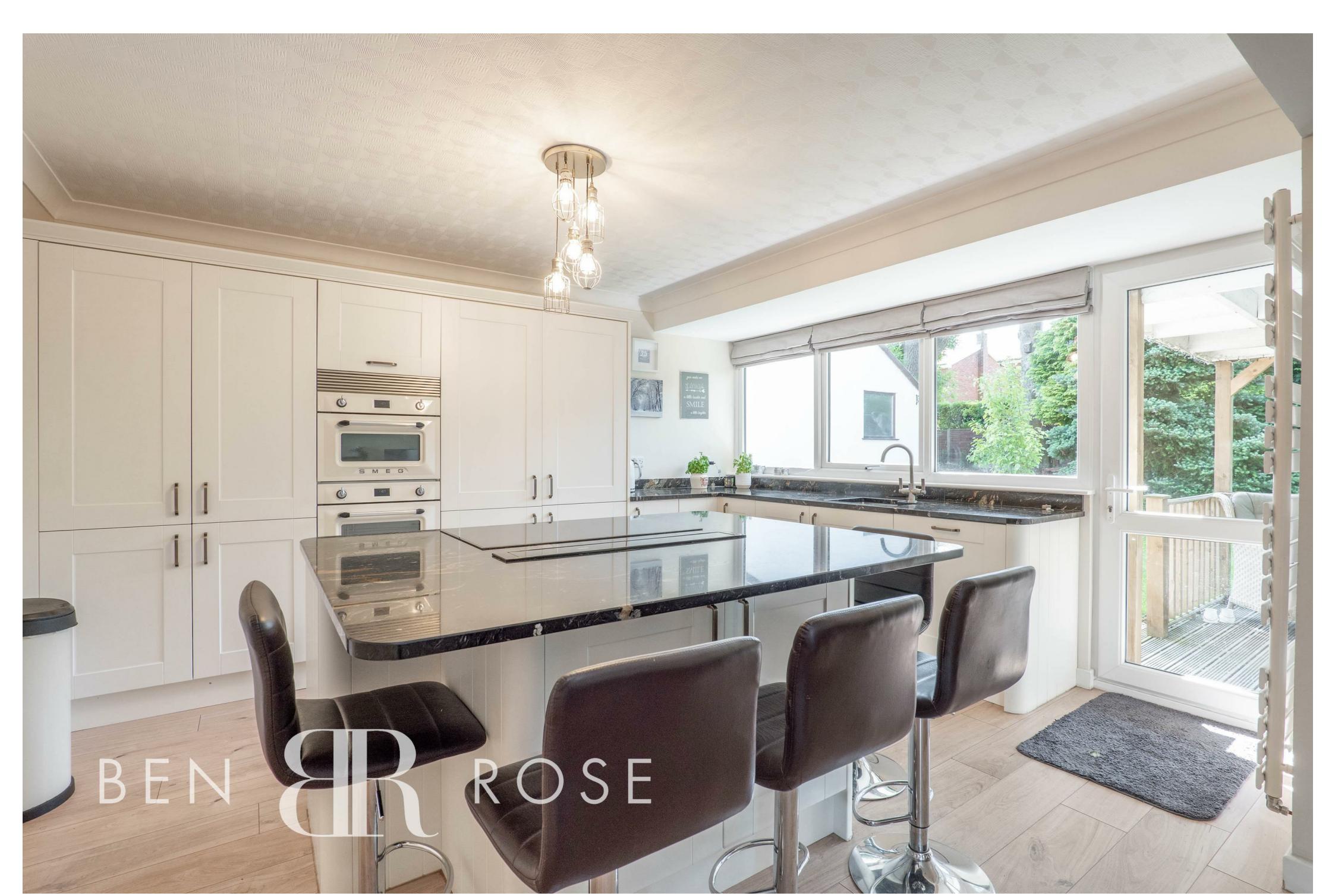
Upon entering, you are greeted by an inviting entrance hall that sets the tone for the elegance and comfort that awaits you. The ground floor boasts a spacious reception and entrance hall, creating a welcoming atmosphere for both entertaining and relaxation. The open plan kitchen/breakfast room is a true highlight, featuring integrated appliances including two Smeg ovens, a Smeg induction hob, downdraft extractor, top of the range granite worktops and a central island with a breakfast bar for up to five people. Adjacent to the kitchen, you'll find a delightful lounge space that offers a generous size with French doors leading out to the patio in the garden. Moving through the lounge you'll enter into the sun room, currently being used as a dining room, which offers ample natural light and leads to the front private garden via the patio doors.

Moving to the second floor, you'll discover four generously sized bedrooms. The master bedroom is a true retreat, boasting a pitched roof, a fireplace, a three-piece ensuite, and a dressing room. Bedrooms two, three, and four all feature fitted wardrobes, with bedroom two also offering a three-piece ensuite. The five-piece family bathroom/washroom exudes Scandinavian inspiration, with its hydro shower, freestanding Airbath, His & Hers sinks, and convenient worktops. Additionally, a washer and dryer can also be placed here for added convenience.

The property also benefits from having a spacious floored attic with integrated ladders.

Externally, this property offers ample parking space with a generously sized driveway leading up to a large secluded front garden which is located off the dining room/conservatory. The driveway extends alongside the home and provides gated access to a detached double garage at the rear. The rear garden is equally impressive, offering a peaceful and private oasis. You can unwind on the covered, decked patio area or enjoy the expansive lawn surrounded by tall mature trees, creating a serene atmosphere.

In summary, this exceptional property combines style, functionality, and versatility. Its sought-after location in Leyland provides convenient travel links and a range of nearby amenities. With its spacious interior, utility room, and beautiful outdoor spaces, this home truly offers a luxurious and comfortable lifestyle.



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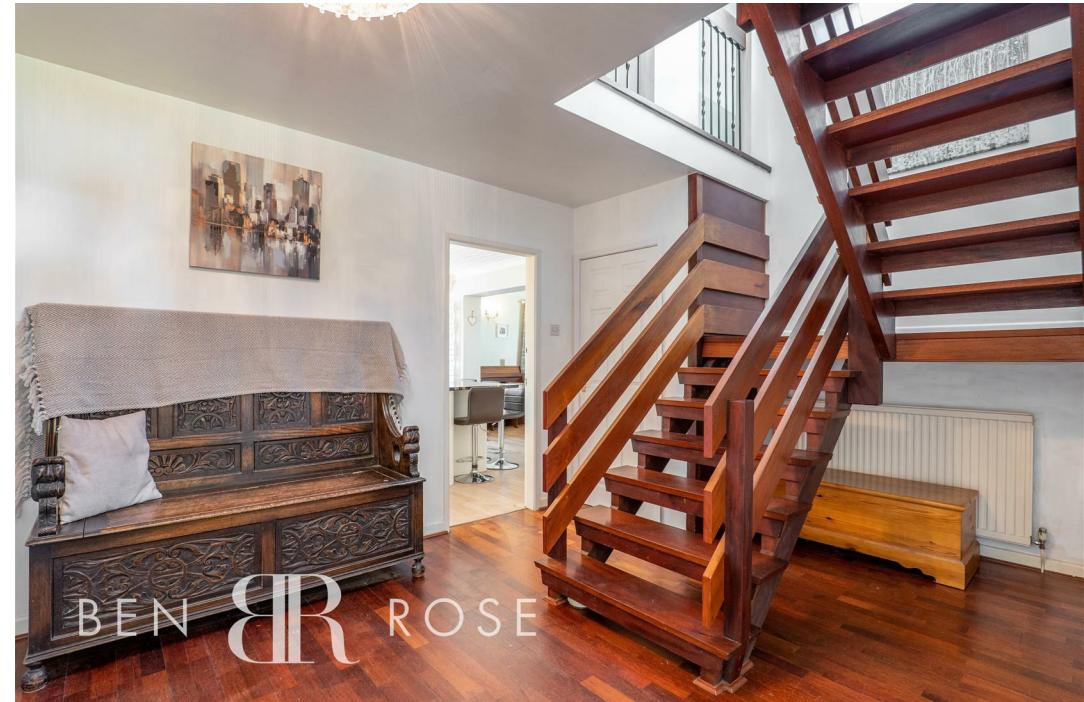


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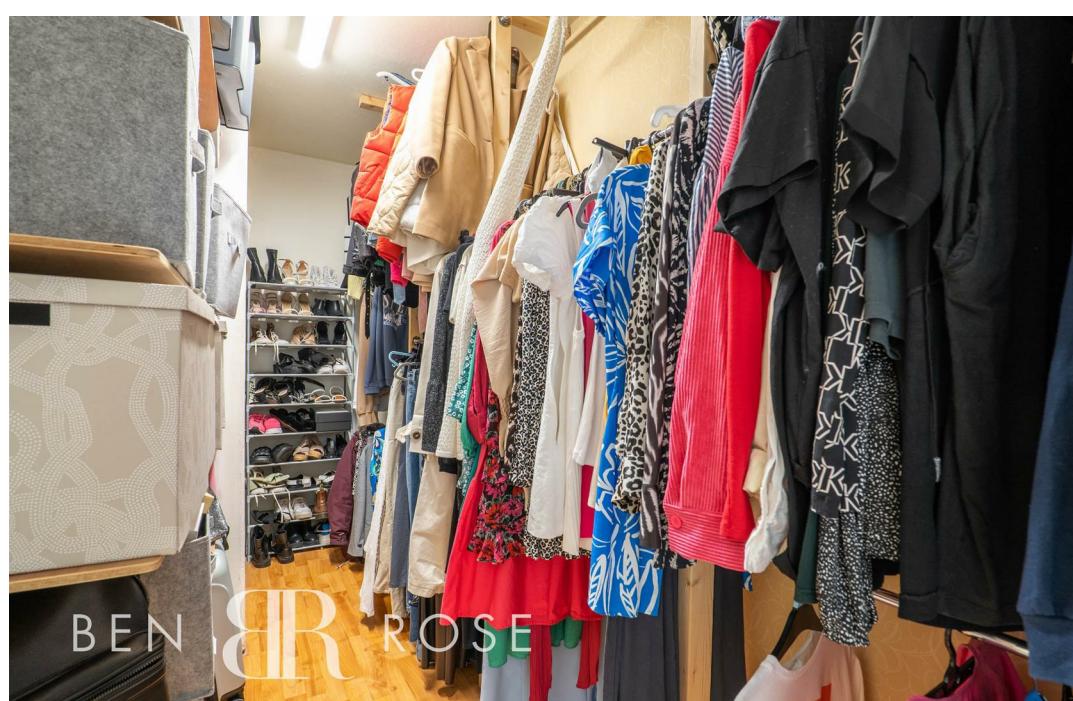
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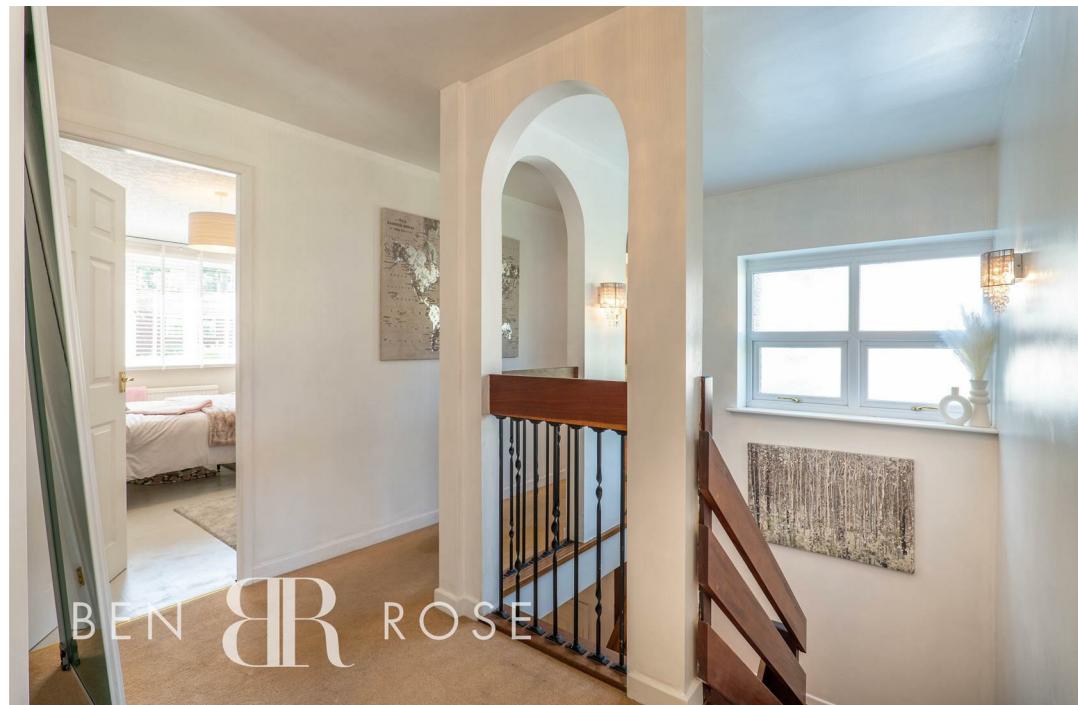


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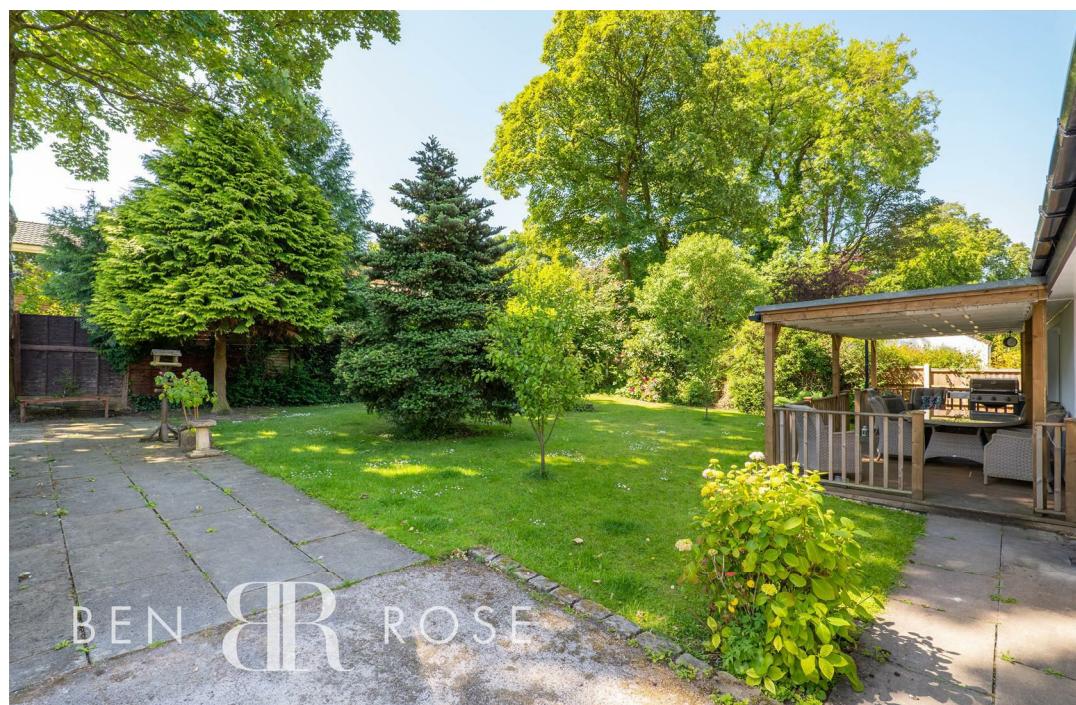
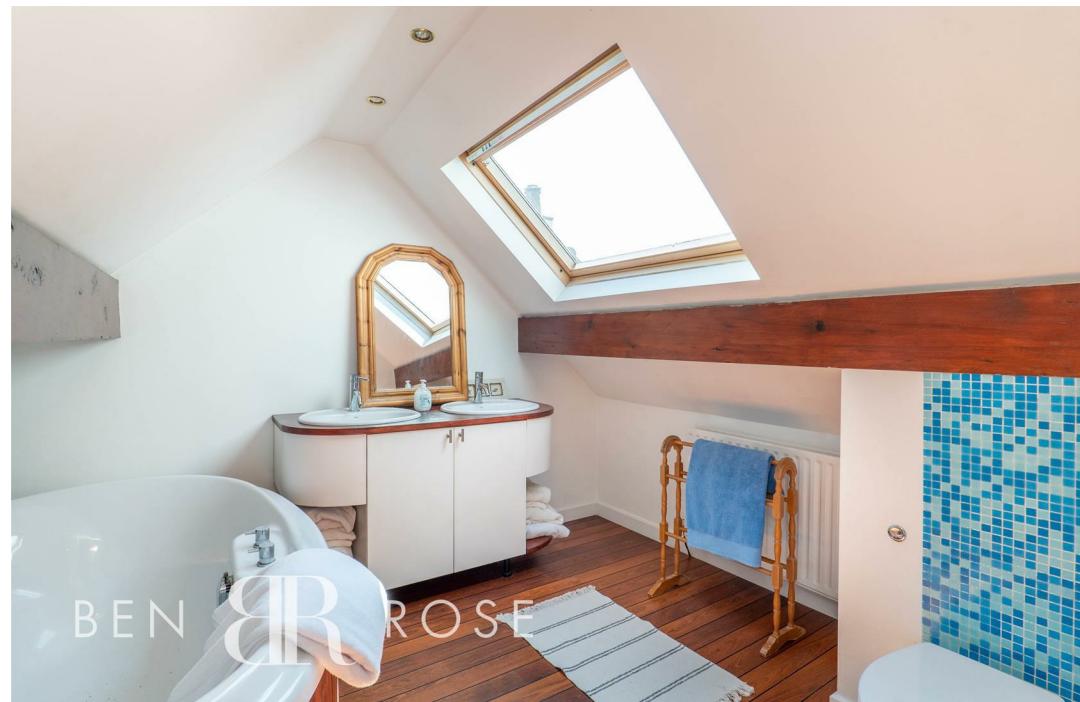
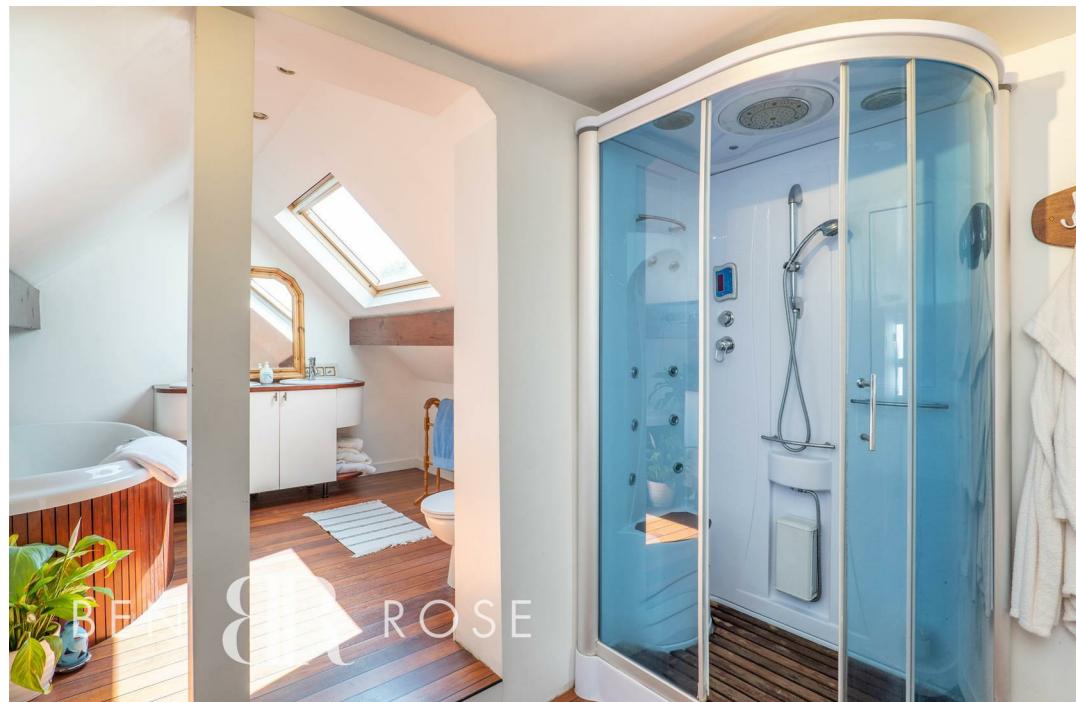
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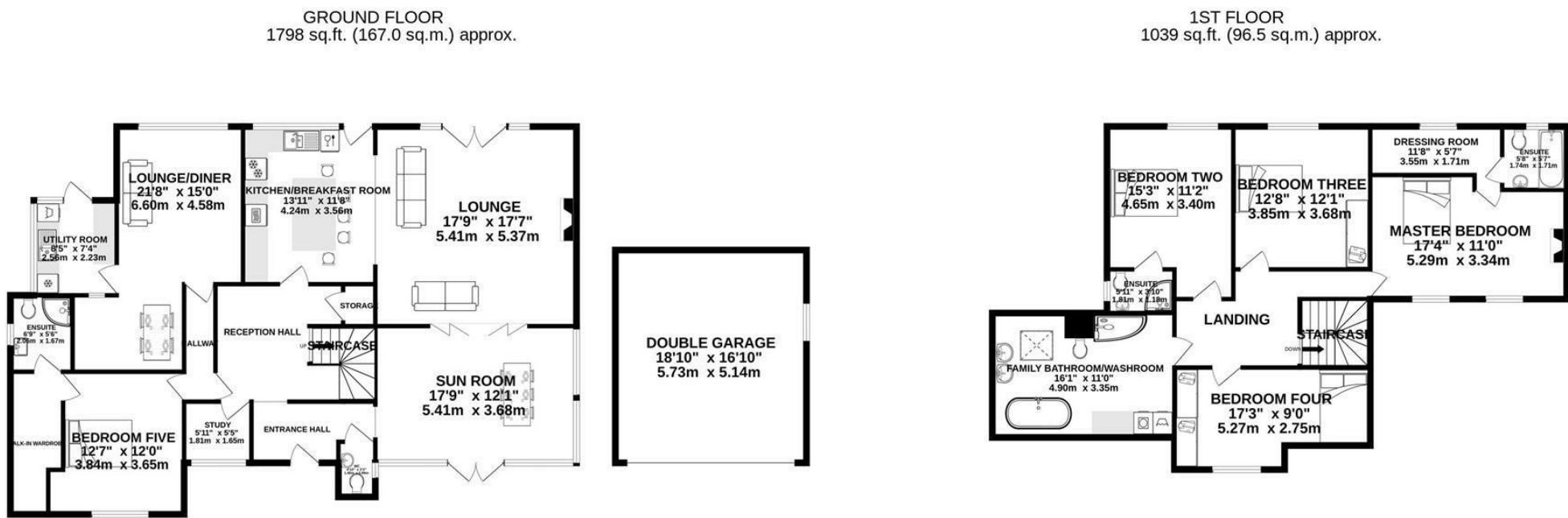








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TOTAL FLOOR AREA : 2837 sq.ft. (263.5 sq.m.) approx.

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		
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	
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