BEN ROSE



Green Hill Drive, Leyland

Offers Over £399,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached family home, situated in a popular residential area of Leyland. Offering generous living spaces, a stunning open-plan kitchen/diner/family room and a thoughtfully landscaped rear garden, this wonderful home is perfectly suited to growing families looking for a property that combines comfort, practicality and style. The location is ideal for families, with a variety of local schools, nurseries, shops and supermarkets within easy reach, alongside a range of cafés, restaurants and leisure facilities in Leyland town centre. Worden Park provides a fantastic outdoor space for family walks and weekend activities, while nearby Leyland railway station offers convenient rail links towards Preston and Manchester. Excellent road connections via the A6 and M6 also make commuting across Lancashire and the wider North West straightforward, with Preston, Chorley and surrounding towns all within easy reach.

Stepping into the property, you are welcomed by a spacious reception hall which provides access to most of the ground floor accommodation. Positioned towards the front is the generous lounge, offering a comfortable setting for relaxing with family or entertaining guests away from the main living space. Moving further through the hallway, you will find a convenient downstairs WC and the staircase leading to the first floor. The true heart of the home lies towards the rear, where an impressive open-plan kitchen/diner/family room creates a fantastic space for modern family life. Beautifully presented and thoughtfully arranged, the kitchen features a range of integrated appliances and a useful pantry cupboard, providing excellent storage for everyday essentials. There is ample room for a large family dining table, alongside a more casual seating area where the family can unwind together. French doors open directly onto the rear garden, allowing natural light to flow into the room and creating a seamless connection between indoor and outdoor living, particularly during the warmer months.

Moving upstairs, the first floor continues to impress with four well-proportioned bedrooms, offering excellent flexibility for growing families, visiting guests or those requiring a dedicated home office. The master bedroom benefits from fitted wardrobes and a luxurious en-suite shower room, creating a comfortable and private retreat away from the rest of the household. Bedrooms two and three also feature fitted wardrobes, providing valuable built-in storage and helping to keep the rooms feeling spacious and uncluttered. Completing the accommodation is a modern three-piece family bathroom, fitted with an over-the-bath shower to cater for the needs of busy family life.

Externally, the property benefits from a front lawn and a driveway extending down the side of the home, providing off-road parking for up to three vehicles and leading to a detached garage for additional storage or secure parking. To the rear, the beautifully landscaped garden offers an inviting outdoor setting for both relaxation and entertaining, featuring a well-maintained lawn, established borders and a covered seating area that can be enjoyed throughout much of the year. Tucked away behind the garage is a dedicated hot tub area, providing an additional space in which to unwind and enjoy some privacy. Combining attractive presentation, spacious family accommodation and a fantastic selection of indoor and outdoor living spaces, this impressive detached home offers an excellent opportunity for families seeking a property that is ready to move into and enjoy.





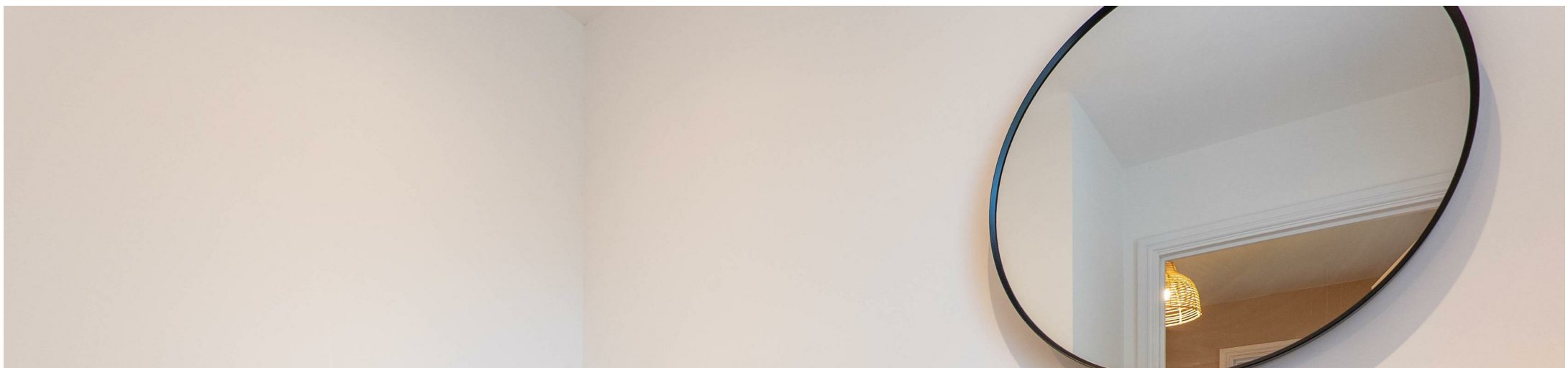
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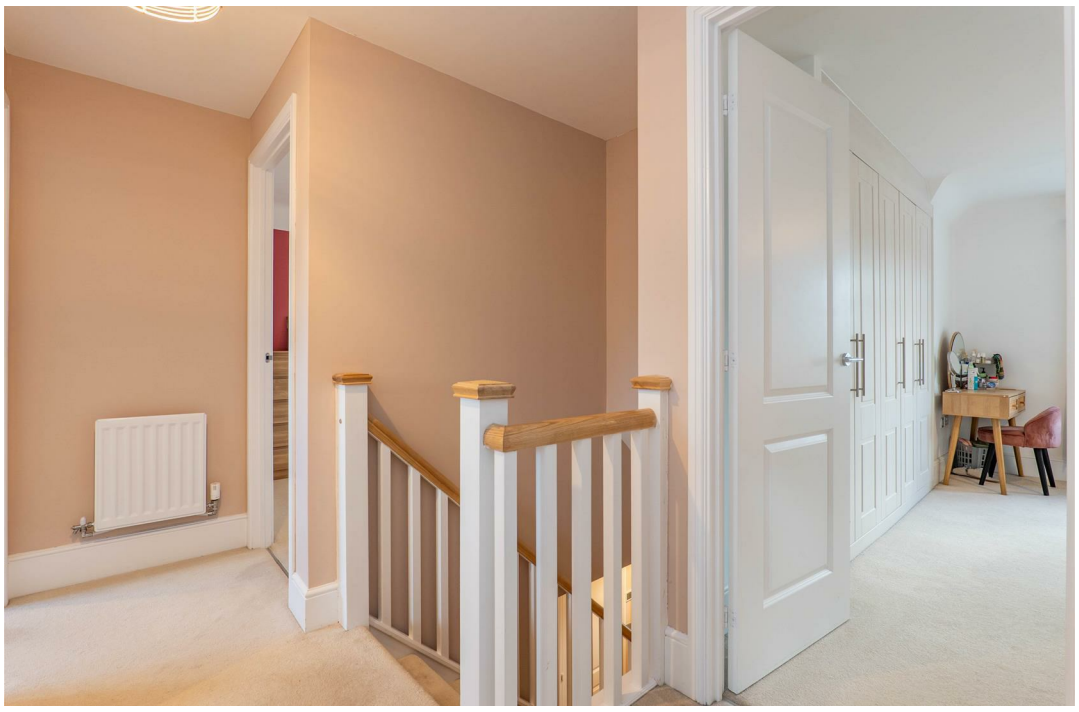

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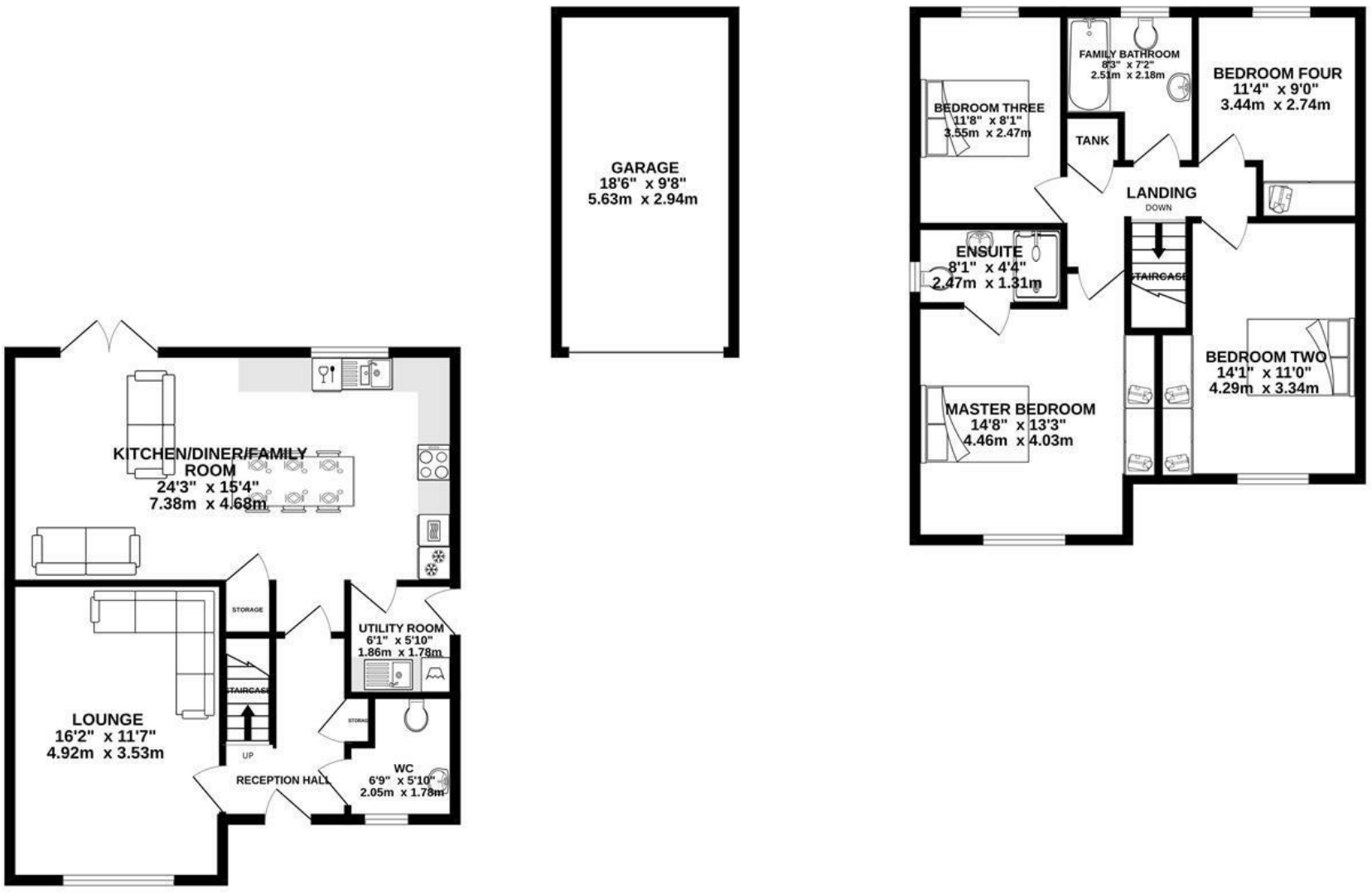




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GROUND FLOOR
831 sq.ft. (77.2 sq.m.) approx.

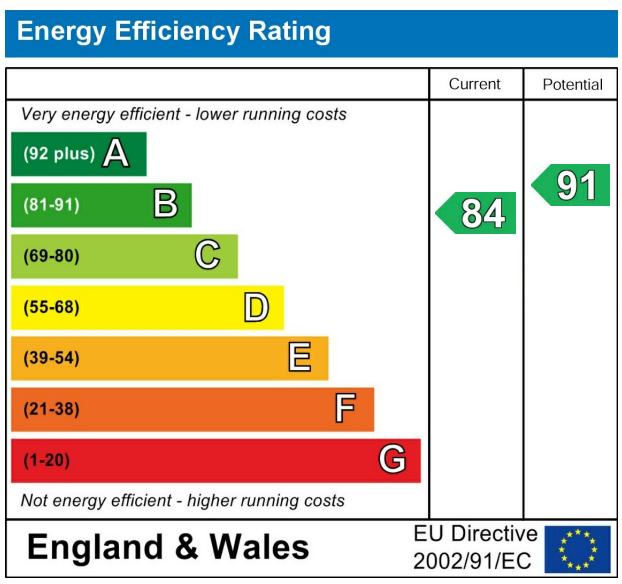
1ST FLOOR
652 sq.ft. (60.6 sq.m.) approx.

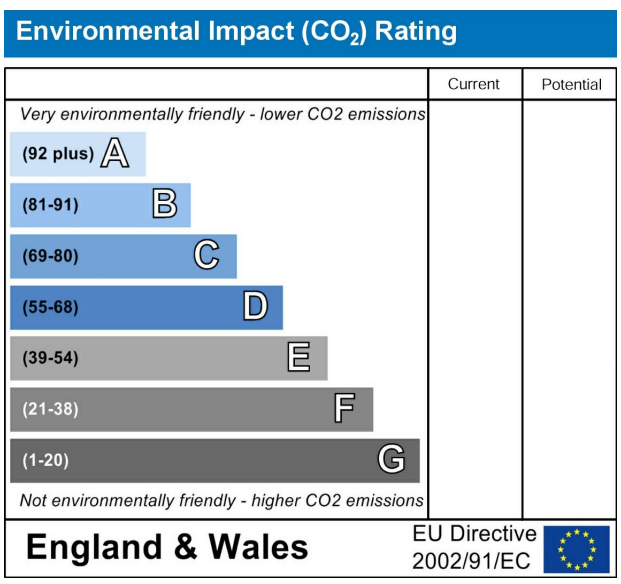


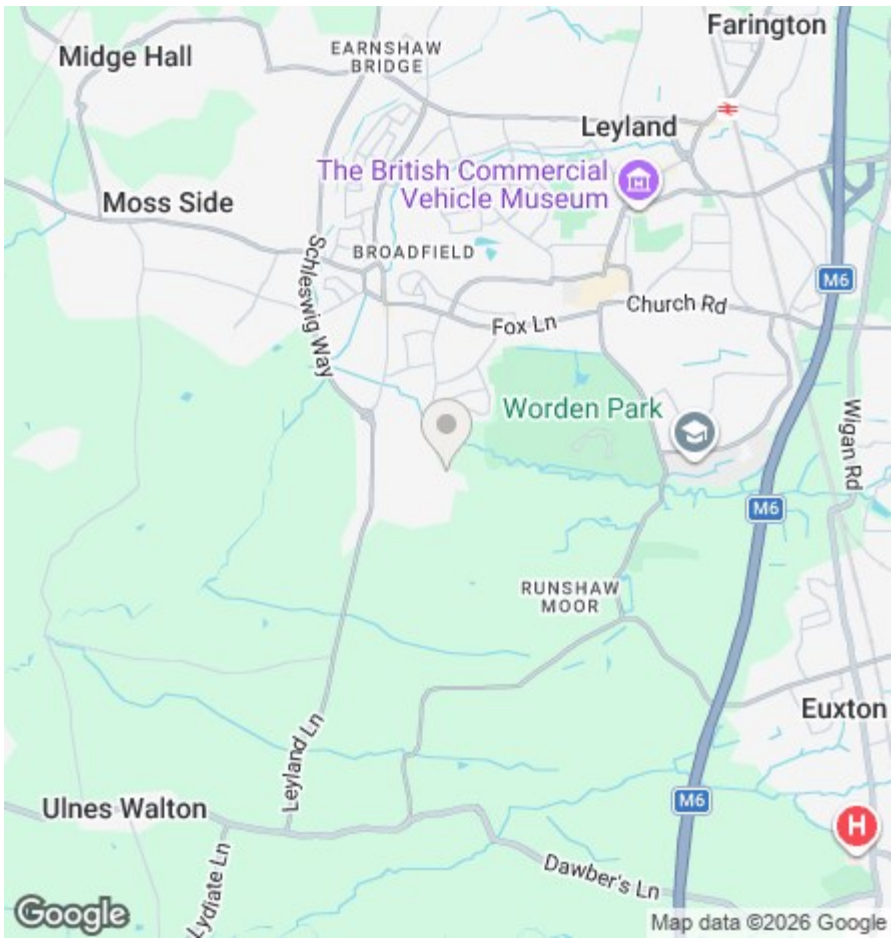
TOTAL FLOOR AREA : 1483 sq.ft. (137.8 sq.m.) approx.

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.







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