BEN ROSE



Dawson Lane, Leyland

Offers Over £725,000

Ben Rose Estate Agents are pleased to present to market this impressive six-bedroom detached family home, occupying a generous plot in Leyland, Lancashire. Offering spacious and highly versatile accommodation arranged across two floors, this substantial property combines traditional features with an abundance of living space, making it an ideal choice for growing families seeking a home that can adapt to a variety of lifestyles. With its striking triple-fronted facade, gated entrance, beautiful gardens and wealth of reception rooms, the property offers a wonderful blend of character, practicality and entertaining potential. Situated in Leyland, the home benefits from a convenient position for access to a wide range of everyday amenities, including supermarkets, independent shops, cafés, restaurants, schools and leisure facilities. Leyland town centre provides further shopping and dining options, while the surrounding towns of Chorley, Preston and Southport offer additional amenities and attractions. For commuters, Leyland railway station provides services towards Preston, Manchester and other destinations, while the nearby M6 and M61 offer excellent road connections across Lancashire and the wider North West, including Manchester and Liverpool.

Entering through the front door, you are welcomed into a generous main reception hall, which immediately sets the tone for the spacious accommodation beyond, with the staircase positioned just off the hall. To the right is the formal dining room, a particularly characterful space featuring a charming fireplace and dual-aspect windows that allow natural light to fill the room. Across the hall, the sizeable lounge provides a comfortable and inviting principal reception space, complete with another feature fireplace and a beautiful bay-fronted window. From here, the accommodation continues into a versatile games room, offering an excellent opportunity for family recreation, entertaining or creating a dedicated hobby space. This leads further through to the rear conservatory and a separate playroom, providing an exceptional range of interconnected living areas. Moving towards the rear of the property, the practical utility room offers useful household facilities, with a WC conveniently located beneath the stairs. The generously proportioned kitchen/diner forms the heart of the home, offering ample room for family meals and informal gatherings, alongside integrated appliances including an Aga cooker. A versatile sitting room opens directly onto the garden, creating a lovely connection between the indoor and outdoor spaces. Completing the ground floor is a useful cloakroom/boot room, which leads through to a wet room currently under construction, offering further potential and flexibility for the future.

To the first floor, the property continues to impress with six well-proportioned bedrooms, offering an exceptional level of accommodation for a large or growing family. The master bedroom provides an impressive retreat, featuring fitted wardrobes and a generous three-piece en-suite bathroom complete with a bath. Bedroom two also benefits from its own en-suite bathroom, providing additional convenience and privacy for family members or guests. The remaining bedrooms offer a range of possibilities, whether used for children, visiting family, home working or hobbies. A three-piece family bathroom, fitted with a bath and overhead shower, serves the rest of the accommodation.

Externally, the property is approached via an automated gated entrance, opening onto a substantial driveway with parking for approximately eight cars. The driveway continues around to the rear of the home, where a large carport/workshop provides excellent additional space for storage, projects or practical use. This leads through to multiple storage rooms and a greenhouse, offering plenty of scope for those with hobbies, gardening interests or additional storage requirements. Surrounding the property are beautiful, open gardens, featuring generous areas of lawn and a variety of outdoor seating spaces, creating a peaceful and attractive setting in which to relax or entertain. A particular highlight is the covered garden room and bar area, complete with a stunning stone fireplace, providing a wonderful space for gatherings throughout the year. Combining substantial and versatile accommodation with traditional charm, extensive parking and truly appealing gardens, this exceptional detached home offers an exciting opportunity for families seeking a spacious and characterful property in a convenient Leyland location. Early viewing is highly recommended to fully appreciate the scale, flexibility and lifestyle this wonderful home has to offer.





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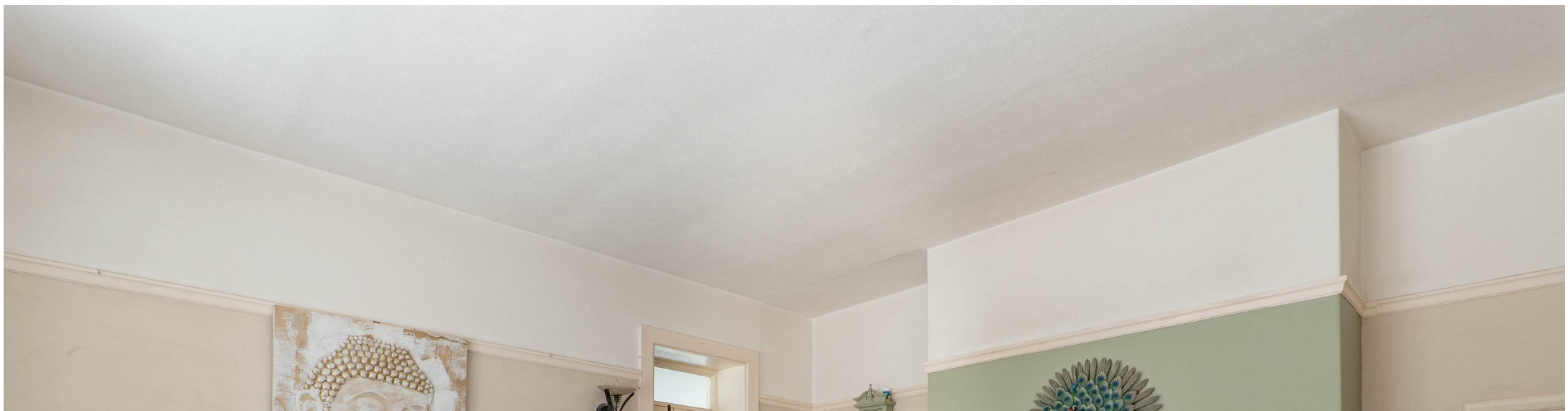




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PANDORA
Laundry


STORAGE
LOVE











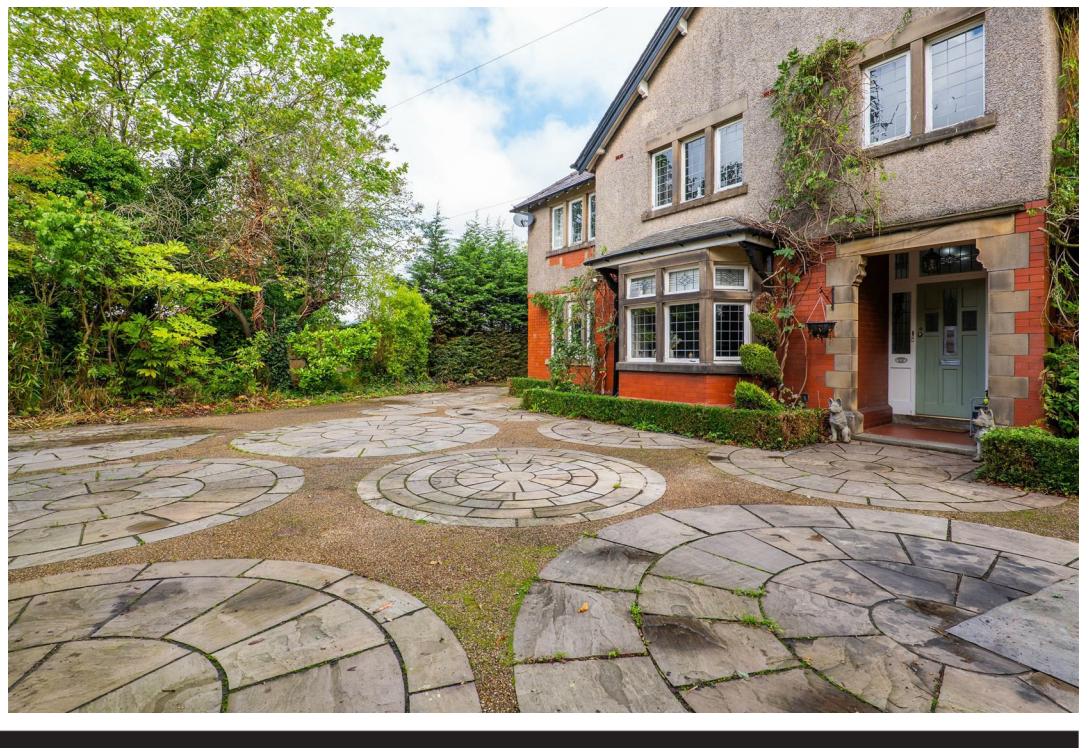
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how are you getting home?







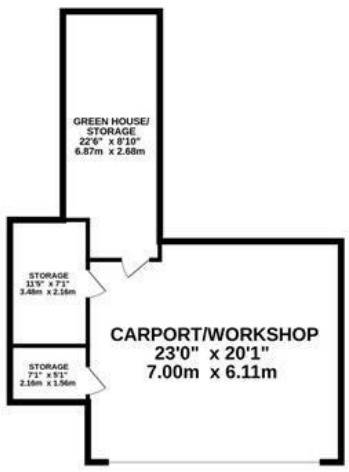


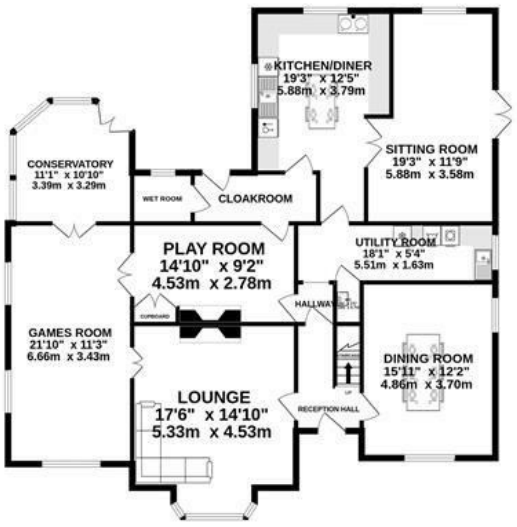


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GROUND FLOOR
2565 sq.ft. (238.3 sq.m.) approx.





1ST FLOOR
1438 sq.ft. (133.6 sq.m.) approx.

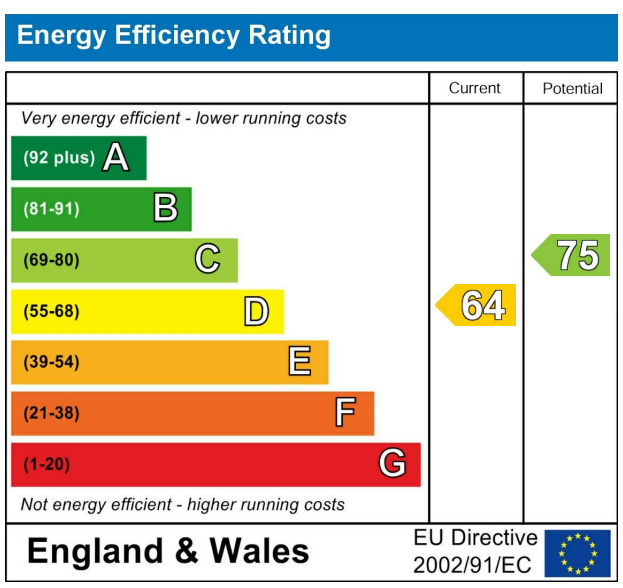


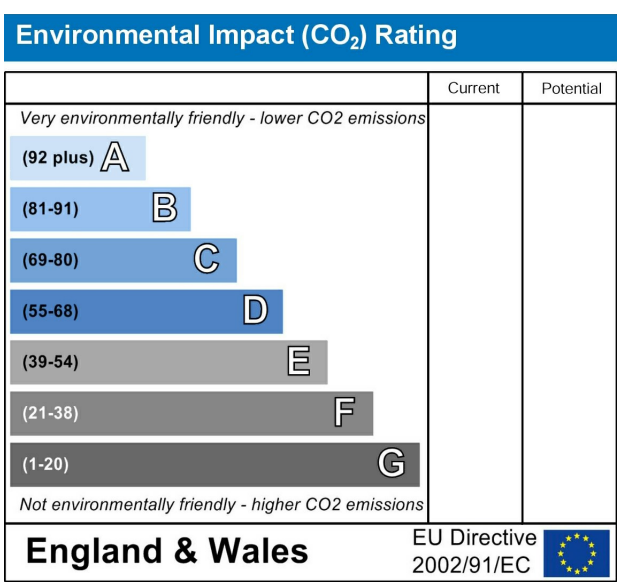


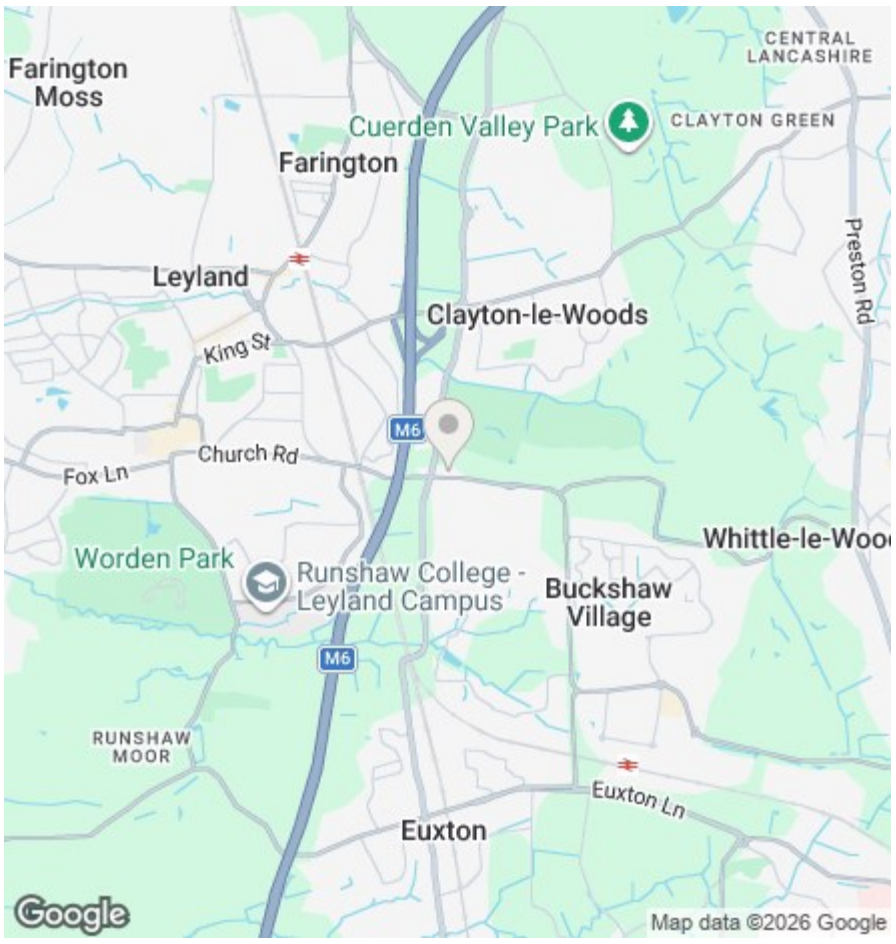
TOTAL FLOOR AREA : 4004 sq.ft. (372.0 sq.m.) approx.

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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