



## Foxtail Close, Leyland

**Offers Over £340,000**

Ben Rose Estate Agents are pleased to present to market this beautiful, four bedroom, detached new build property on a brand new development in Leyland. This would make an ideal family home with spacious rooms throughout and excellent garden space. The property is located near to Leyland town centre and its superb local schools, shops and amenities with fantastic travel links via Leyland train station and the nearby M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming reception hall where the majority of ground floor rooms can be found. Here, you'll find the cosy family room towards the front of the home. This space is ideal as a reception area away from the main lounge or to be used as a playroom. Moving back through the hall, you'll find the study as well as the convenient utility room. The utility room houses the washer and gives through access to the downstairs WC. Towards the rear of the home, you'll find the spacious lounge via the double doors that also gives access to the garden. You'll also find the beautifully modern, kitchen/diner that features integrated appliances throughout such as a dishwasher, oven and fridge/freezer. There is also under cabinet lighting as well as space for a large family dining table to be placed.

Moving upstairs, you'll find four double sized bedrooms. The master benefits from fitted wardrobes as well as a three piece ensuite. Bedrooms two and three also share a Jack & Jill style ensuite with walk-in shower. Additionally on this floor, you'll find the three piece family bathroom.

Externally, to the front of the property is a tarmac driveway for up to two cars and leads up to the single detached garage. To the rear is a generously sized garden space that is primarily lawned throughout with a patio and even decking for a hot tub or to be used as an additional patio.

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) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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