



## Brickfield Place, Leyland

**£450,000**

An Ideal Family Home with South-Facing Garden and Spacious Living Across Three Floors

Ben Rose Estate Agents are thrilled to present this beautifully presented five-bedroom detached family home, set across three generously proportioned floors and nestled within a highly desirable part of Leyland. Perfectly suited for growing families, this property offers a superb blend of space, practicality, and style — all within close proximity to excellent schools, local amenities, and convenient travel links.

From the moment you step inside, you're welcomed by a spacious hallway that sets the tone for this warm and inviting home. To the front, a bright and airy lounge with a large window provides the perfect space for relaxing together as a family. Toward the rear, the open-plan kitchen and dining area truly is the heart of the home — complete with modern integrated appliances and ample space for a large dining table. French doors open out onto the south-facing garden, filling the room with natural light and creating a seamless indoor-outdoor flow that's ideal for entertaining or keeping an eye on the kids.

Off the kitchen, a handy utility room offers additional workspace, plumbing for laundry appliances, and side access to the garden — perfect for busy family life. A separate family room provides flexible living space for play, work, or movie nights, and also features patio doors leading to the garden. A downstairs WC and internal access to the integral garage (currently used as storage) complete the ground floor.

Upstairs on the first floor, you'll find four generous double bedrooms. Bedrooms two and three are connected via a stylish Jack and Jill shower room, while the modern family bathroom serves the remaining rooms. Bedroom two and bedroom four both benefit from fitted wardrobes, providing excellent built-in storage.

The entire top floor is dedicated to the stunning master suite — a peaceful retreat with an abundance of natural light from multiple roof windows. This serene space includes a luxurious ensuite, a walk-in wardrobe, additional fitted wardrobes and large eaves storage. Adjacent is a versatile bonus room, currently used as a dressing room but ideal as a nursery or home office.

Outside, the property continues to impress. The south-facing rear garden is perfect for family life — featuring a generous lawn and patio area for summer barbecues, outdoor games, and relaxing in the sunshine. Gated side access adds an extra layer of practicality, while the driveway and front lawn enhance the home's curb appeal.

This is more than just a house — it's a ready-made family home, offering space, comfort, and flexibility in a fantastic location.





















































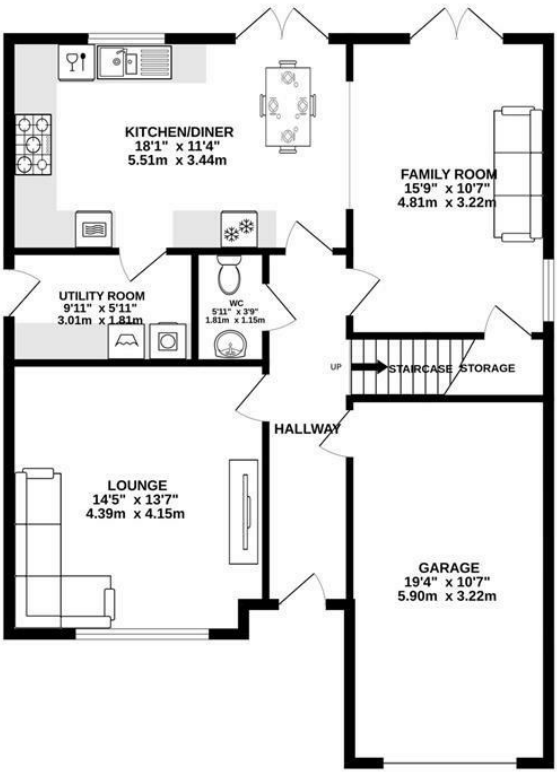




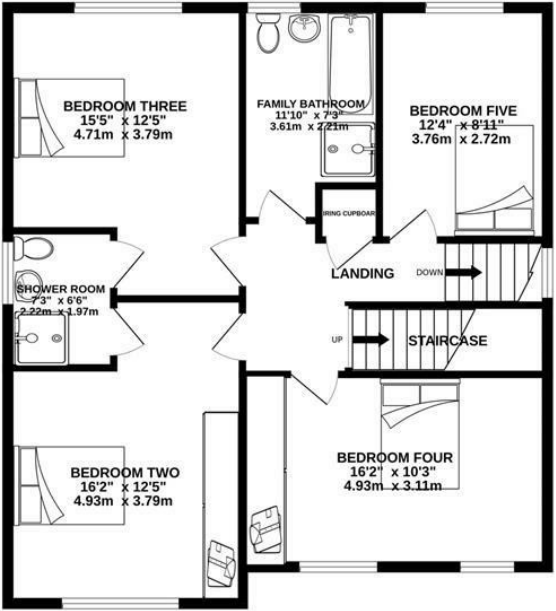


# BEN ROSE

GROUND FLOOR  
969 sq.ft. (90.0 sq.m.) approx.



1ST FLOOR  
874 sq.ft. (81.2 sq.m.) approx.



2ND FLOOR  
532 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 2375 sq.ft. (220.6 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>	<b>87</b>	<b>94</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>		
<i>Not energy efficient - higher running costs</i>		
England & Wales		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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

