



## Sycamore Gardens, Leyland

**Offers Over £349,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached family home, situated within a sought-after residential area of Leyland. Modern throughout and thoughtfully designed for contemporary family living, this impressive home offers generous accommodation, stylish interiors and excellent open-plan living spaces ideal for both everyday life and entertaining. Leyland remains a popular choice for families thanks to its excellent local amenities, including highly regarded schools, supermarkets, leisure facilities, parks and healthcare services. The property also benefits from convenient access to Leyland Train Station, regular bus routes and the nearby M6, M61 and M65 motorway networks, providing straightforward travel to Preston, Chorley, Manchester and beyond.

Stepping through the vestibule, you are welcomed by a bright entrance area with the staircase positioned directly ahead and access into the spacious front lounge. This attractive reception room features a bespoke media wall complete with illuminated shelving, an electric fireplace and designated space for a television, creating a stylish focal point. Moving through to the rear of the home, the open-plan kitchen/diner provides the heart of the property, boasting integrated appliances, a breakfast bar and ample room for both dining and informal seating. The space flows seamlessly into the bright and airy orangery, which enjoys pleasant views over the garden and direct access outside, making it an ideal additional sitting room, dining area or entertaining space. Completing the ground floor is a practical utility room located off the kitchen, along with a convenient WC.

To the first floor, the property continues to impress with four well-proportioned double bedrooms, all benefiting from fitted wardrobes that provide excellent storage. The principal bedroom enjoys the added luxury of a modern three-piece en-suite shower room. The remaining bedrooms are served by a contemporary three-piece family bathroom featuring an over-the-bath shower, offering practicality for growing families.

Externally, the property enjoys strong kerb appeal with a driveway to the front providing off-road parking for two vehicles and leading to the single integrated garage. To the rear, the beautifully landscaped garden has been thoughtfully designed to create an attractive and relaxing outdoor space, featuring a patio seating area that extends onto a well-maintained lawn, complemented by established plant beds and colourful borders. Combining modern presentation, spacious accommodation and a highly convenient Leyland location, this is an exceptional family home ready to move straight into.





































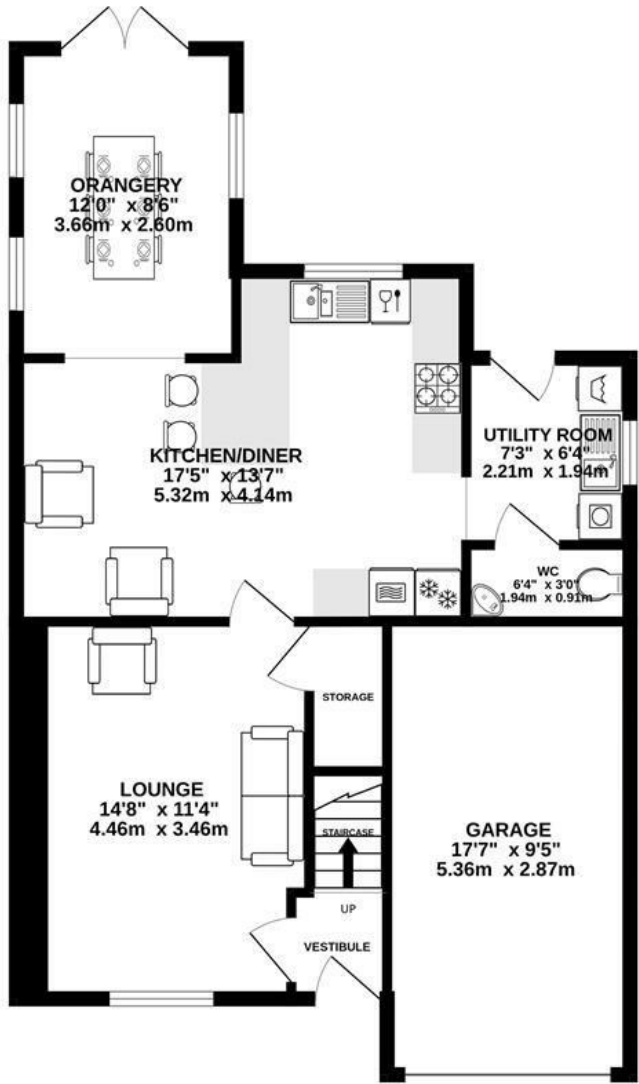




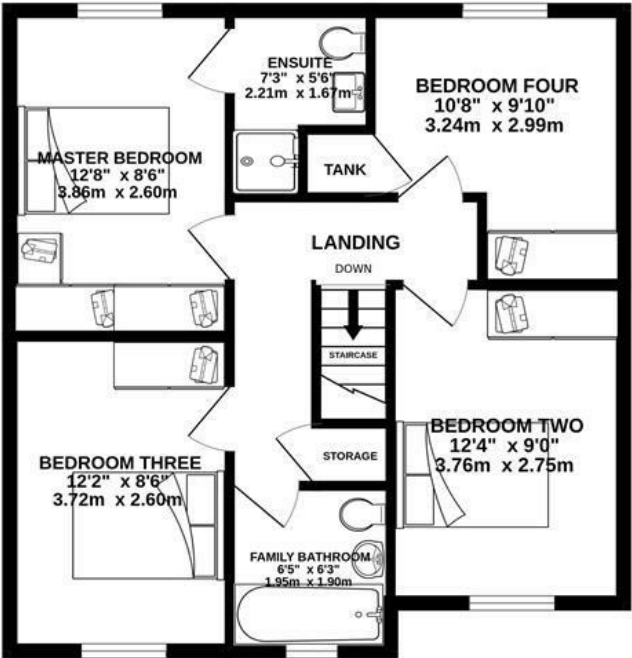


# BEN ROSE

GROUND FLOOR  
737 sq.ft. (68.5 sq.m.) approx.



1ST FLOOR  
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 1312 sq.ft. (121.9 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.

| 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 |                         |           |
|                                             | 72                      | 75        |
| 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 |           |

