



Cyclamen Close, Leyland

Offers Over £330,000

Ben Rose Estate Agents are pleased to present to market this No Chain, spacious, four-bedroom, detached property situated towards the end of a quiet cul-de-sac in Leyland. This would be an ideal home for a family looking to be within close proximity to Leyland town centre and its superb local amenities. There are also excellent travel links via the nearby M6 and M61 motorways as well as being on the doorstep to the picturesque Cuerden Valley Park.

As you step through the front door, you are greeted by a welcoming reception hall with an open staircase, leading off to a convenient WC. The spacious front lounge boasts dual aspect windows, flooding the room with natural light, and a charming feature fireplace, making it the perfect space to relax and unwind. Moving on, the open plan family/dining room, set in an 'L'-shaped configuration, offers a versatile layout that could be used for a variety of purposes. Just off this area, you'll find a delightful conservatory, which provides a tranquil space to enjoy the garden views. The kitchen, offering ample space for freestanding appliances, also provides through access to the utility room, ensuring that practicality and convenience go hand in hand.

Venturing to the first floor, you'll discover four generously sized double bedrooms. An open landing connects these rooms, creating an inviting atmosphere. The master bedroom features a three-piece ensuite, enhancing your daily routine with added privacy and luxury. Additionally, the three-piece family bathroom is conveniently equipped with an over the bath shower, catering to the needs of a bustling family.

Moving outside, the property boasts a well-maintained exterior with a driveway providing parking space for two cars. This family home enjoys a secluded spot, and the rear garden truly stands out as a beautiful sanctuary. Offering different sections that can be used for seating areas or as places for potting plants, it provides a tranquil space for relaxation and outdoor activities. A sizeable shed is also located here, adding practical storage solutions to this charming property.

In conclusion, this spacious four-bedroom home offers a wonderful opportunity for a family seeking tranquility, convenience, and a beautiful garden. Its proximity to Leyland town center, local amenities, and excellent travel links, along with the lovely Cuerden Valley Park nearby, make it a desirable and well-rounded choice for those looking for their dream family home.



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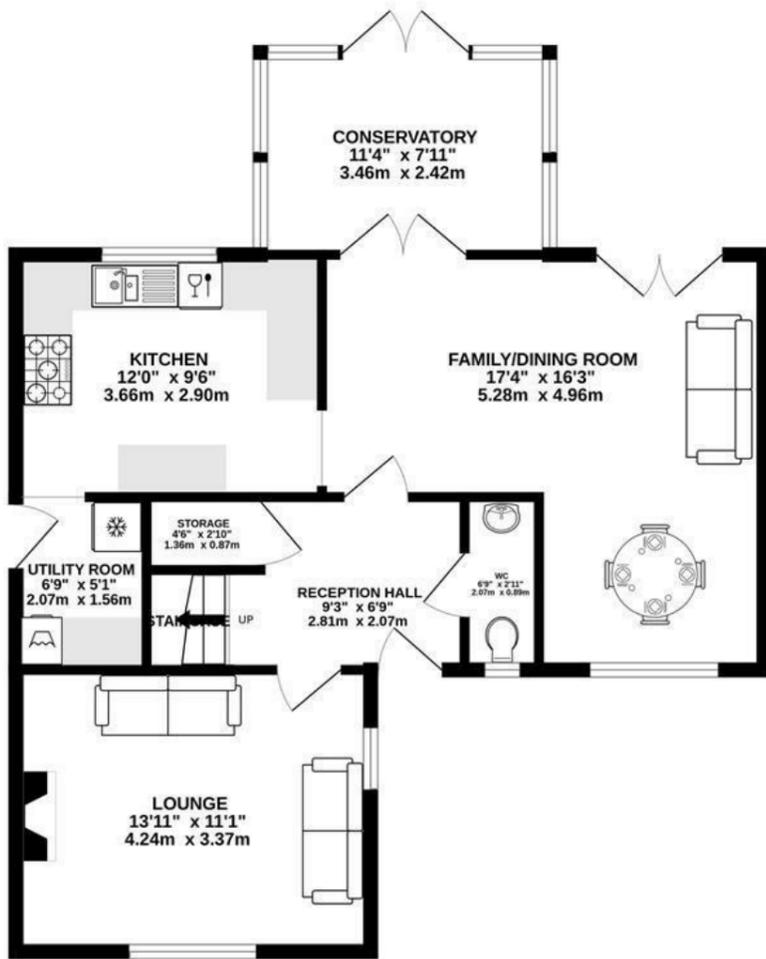




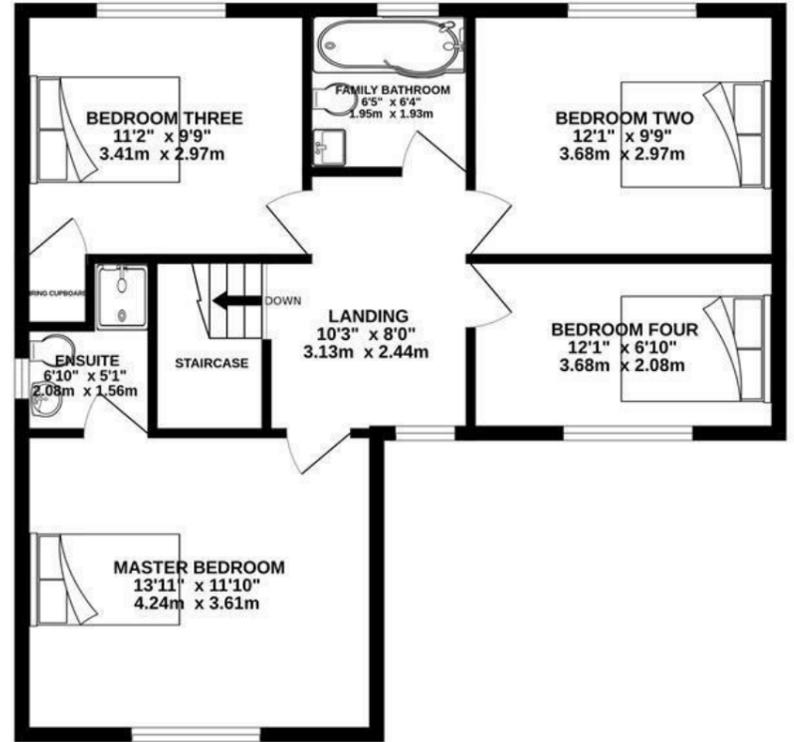


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GROUND FLOOR
717 sq.ft. (66.6 sq.m.) approx.



1ST FLOOR
657 sq.ft. (61.0 sq.m.) approx.

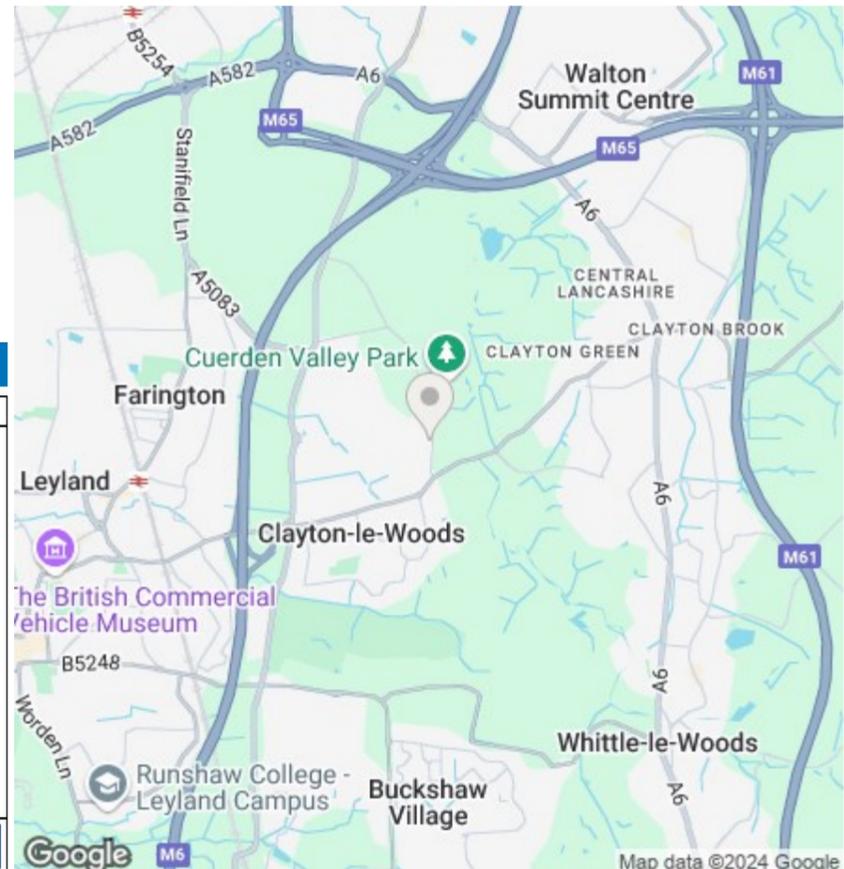


TOTAL FLOOR AREA : 1374 sq.ft. (127.6 sq.m.) approx.

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 |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 81 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |