



The Cloisters, Leyland

£450,000

Ben Rose Estate Agents are pleased to present to the market this beautifully presented five-bedroom detached property, ideally situated within a sought-after residential area of Leyland. Nestled in the corner of a quiet and pleasant cul-de-sac, this impressive home offers an excellent opportunity for families, boasting spacious and versatile living accommodation throughout. Its prime location provides convenient access to Leyland town centre, along with a range of excellent local schools, shops, and amenities. For commuters, Leyland train station and the nearby M6, M61, and M65 motorways are all within close proximity, offering superb travel links to surrounding towns and cities.

Stepping into the property through the welcoming entrance porch, you will find a convenient WC. From here, you are led into the main entrance hallway, where a staircase leads to the upper level. Directly ahead, you enter the stunning open-plan kitchen/dining/family room - a true hub for family life. The contemporary fitted kitchen offers ample storage and includes fully integrated appliances including a fridge, freezer, oven, hob, and microwave. This space flows seamlessly into the bright and airy solid-roof conservatory, which provides a spacious dining area and additional living space, with double patio doors opening onto the rear garden. Externally accessed, there is also a convenient utility room offering further storage and space for freestanding appliances. Moving back through the hallway, you will find the spacious lounge, featuring a central fireplace and a beautiful bay window overlooking the front aspect. Completing the ground floor is a generously sized fifth bedroom, a versatile space that could be used as a playroom, home office, gym, or snug, depending on your needs.

Moving upstairs, you will find four well-proportioned bedrooms, all benefiting from fitted storage, with the master bedroom boasting a private en-suite shower room. A modern four-piece family bathroom completes this level.

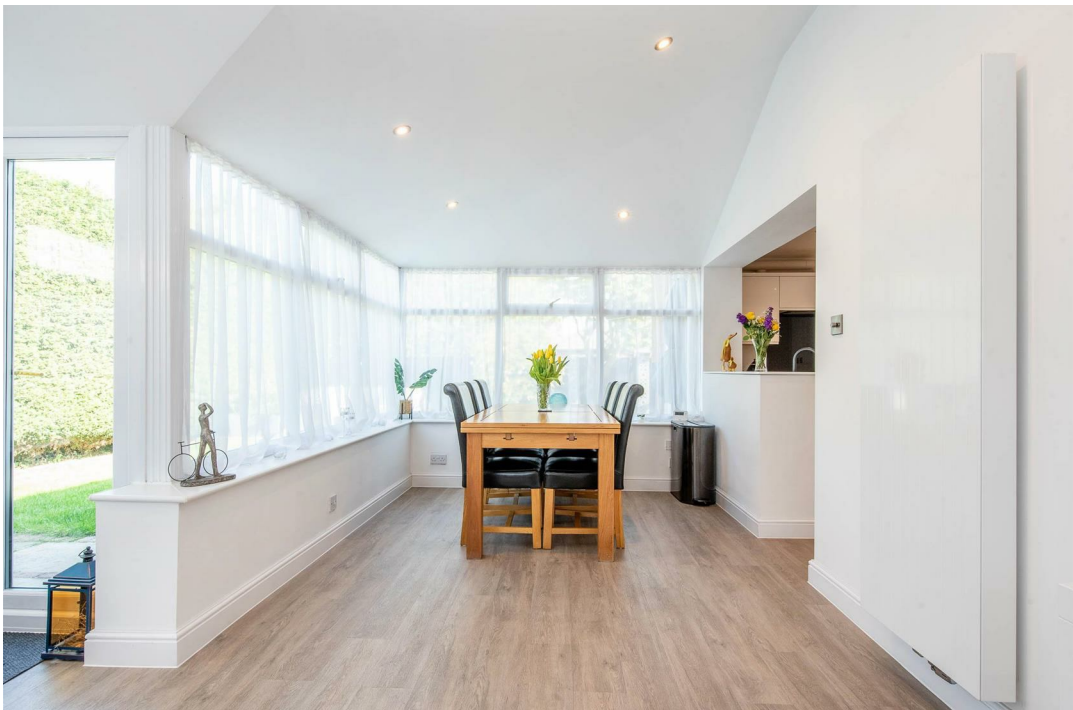
Externally, the front of the property features a private driveway providing off-road parking for up to six vehicles and leading to a detached double garage. The garage is equipped with power and lighting, with twin up-and-over doors to the front as well as a convenient side access door.

To the rear is a generously sized and secluded south-facing garden, featuring a well-maintained wraparound lawn and multiple patio areas, perfect for relaxing and enjoying sunshine throughout the day. A standout feature of the garden is the contemporary garden room, currently used as a home office, offering excellent versatility for a range of uses.

Early viewing is highly recommended to fully appreciate the size and quality of this lovely home and to avoid potential disappointment,.















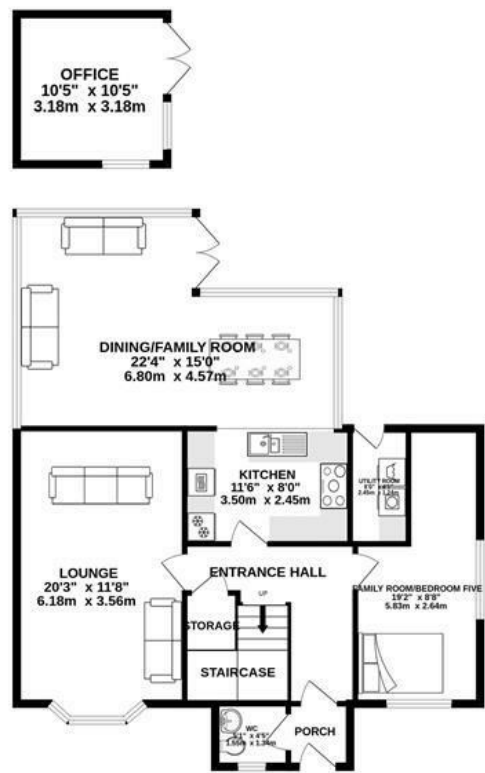




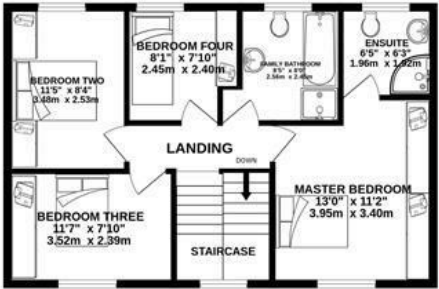


BEN ROSE

GROUND FLOOR
1370 sq.ft. (127.3 sq.m.) approx.



1ST FLOOR
570 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 1940 sq.ft. (180.2 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	73	83
(81-91) B		
(69-80) C		
(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 (CO ₂) 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		

