



## Worden Close, Leyland

**Offers Over £600,000**

Ben Rose Estate Agents are pleased to present to market this stunning four-bedroom, detached family home that backs onto the award-winning Worden Park. The home is situated on an exclusive development just outside Leyland town centre, within walking distance of local shops, schools, and the popular Runshaw College. Excellent travel links via Leyland train station provide direct routes to Preston and Manchester, and the nearby motorways, including the M6, M61, and M65, offer further convenience for commuting.

As you enter the property, you are welcomed by a spacious entrance hall that leads into the main reception hall with an open staircase. The ground floor boasts a variety of versatile living spaces, including a games room/bar perfect for entertaining. The spacious lounge, featuring a bay window, opens directly onto the rear garden, creating a bright and airy ambiance. The open-plan kitchen/dining room is equipped with integrated appliances and offers additional space for freestanding appliances, a breakfast bar for up to four people, and ample room for a large family dining table. The bright orangery overlooks the garden, while the study provides a quiet workspace. A utility room, with a downstairs WC just off, and a versatile playroom with internal access to the garage complete the ground floor.

Ascending to the first floor, you will find four generously sized double bedrooms. The master bedroom benefits from fitted wardrobes and a private en-suite, as well as a private balcony that overlooks the garden, providing a tranquil retreat. The remaining bedrooms are served by a modern four-piece family bathroom, ensuring ample space and comfort for the entire family.

Externally, the property features a carriage driveway with access from two sides, leading up to the integrated garage. The stunning, secluded rear garden offers multiple patio areas and a large central lawn, all surrounded by tall, mature trees that provide a sense of privacy and serenity. This beautiful home, with its spacious interiors and prime location, is perfect for families seeking a blend of comfort and convenience.





















































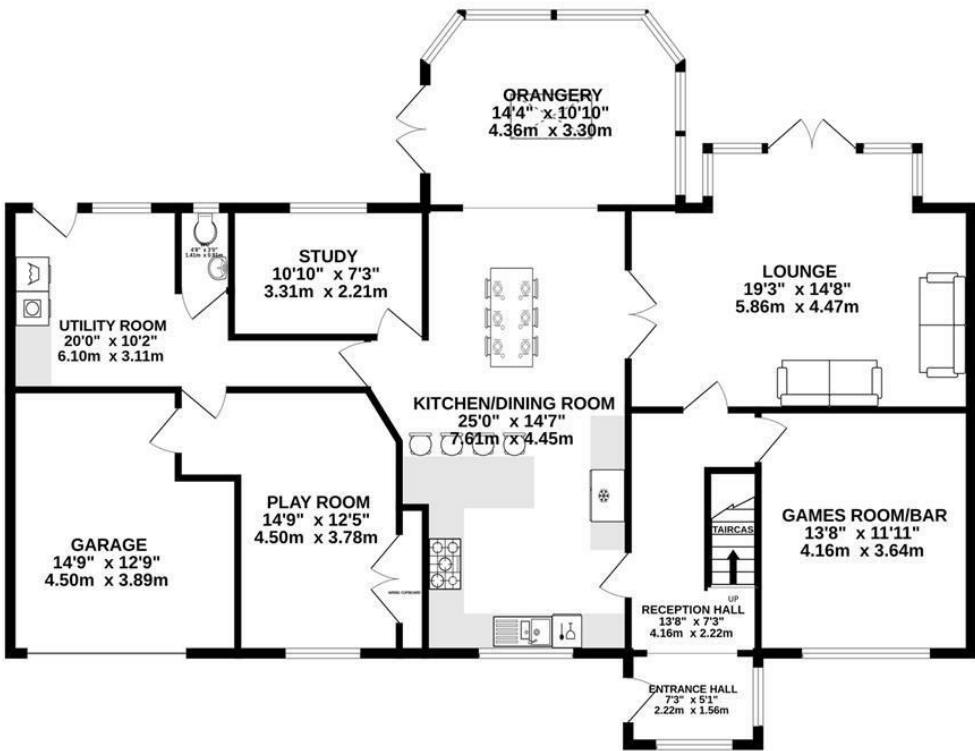




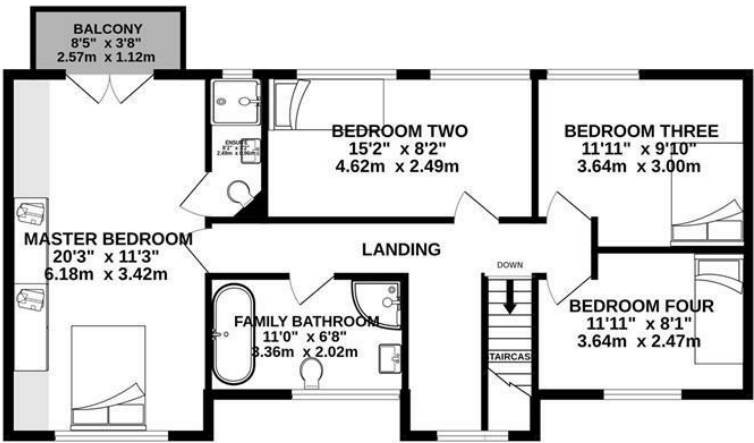


# BEN ROSE

GROUND FLOOR  
1571 sq.ft. (145.9 sq.m.) approx.



1ST FLOOR  
786 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA : 2357 sq.ft. (219.0 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                                                                         |         | 83        |
| (81-91) B                                                                           |         |           |
| (69-80) C                                                                           | 69      |           |
| (55-68) D                                                                           |         |           |
| (39-54) E                                                                           |         |           |
| (21-38) F                                                                           |         | 69        |
| (1-20) G                                                                            |         |           |
| Not energy efficient - higher running costs                                         |         |           |
| 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<br>2002/91/EC                                                            |
|                                                                 |         |  |

