BEN ROSE



Cyclamen Close, Leyland

Offers Over £300,000

Ben Rose Estate Agents are pleased to present to market this well presented three-bedroom detached family home, ideally positioned at the end of a peaceful cul-de-sac in Leyland. Modern throughout and offering well-proportioned accommodation, the property provides an excellent balance of comfortable living space, practical features and attractive outdoor areas, making it an ideal choice for families. Leyland offers a wide range of everyday amenities including supermarkets, independent shops, restaurants, schools and leisure facilities, whilst the nearby towns of Chorley and Preston provide further shopping and entertainment options. Excellent transport links are also within easy reach, with Leyland railway station providing services towards Preston, Manchester and surrounding areas, while the M6 and M61 motorways offer convenient connections across the North West. The property also benefits from an EV charger to the front, adding a useful modern feature for electric vehicle owners.

Entering the home, the welcoming entrance hall provides access to the first floor, a useful ground floor WC and the spacious lounge. The lounge is filled with natural light courtesy of a large front-facing window and is further enhanced by a modern fireplace, creating a comfortable and inviting principal reception space. Useful understairs storage adds to the practicality of the room. Continuing through the property is the modern kitchen and dining space, which is well equipped with a range of integrated appliances, ample fitted cabinetry and generous worktop space, alongside plenty of room for a family dining table. A newly installed washing machine is also included. From the kitchen, the conservatory provides an excellent additional reception area, with a large overhead skylight allowing plenty of natural light into the space and offering an ideal setting for relaxing, entertaining or enjoying views of the garden.

Heading upstairs, the first floor landing provides access to three well-proportioned bedrooms. The master bedroom is a comfortable double and benefits from its own built-in wet room, comprising a WC, wash basin and shower, with the added luxury of underfloor heating. The second bedroom is also a good-sized double, whilst the third bedroom would be ideally suited to a child's bedroom, nursery or home office depending on the needs of the new owners. The flexible accommodation provides plenty of scope for a growing family or buyers looking to create a dedicated workspace.

Externally, the property is approached via a driveway providing ample parking for multiple vehicles and benefiting from an EV charging point, while a separate garage sits beyond. The garage has been thoughtfully converted, with part of the space currently arranged as a bar with seating, creating a fantastic entertaining area which also benefits from convenient access directly into the rear garden. For buyers requiring additional storage or parking, the garage could be converted back into a full-sized garage if desired. To the rear, the private and well-landscaped garden combines low-maintenance astroturf, paved areas and a wooden decked section, providing a versatile outdoor setting for both children and adults, with ample space for garden furniture and entertaining. Surrounding fencing and established trees beyond the rear boundary enhance the sense of privacy. Overall, this is a superb modern family home which combines versatile accommodation, attractive outdoor space and excellent practicality, all within a peaceful cul-de-sac setting in a popular Leyland location.

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GERRY CINNAMON
The One
CROSLEY
JAMIE WEBSTER
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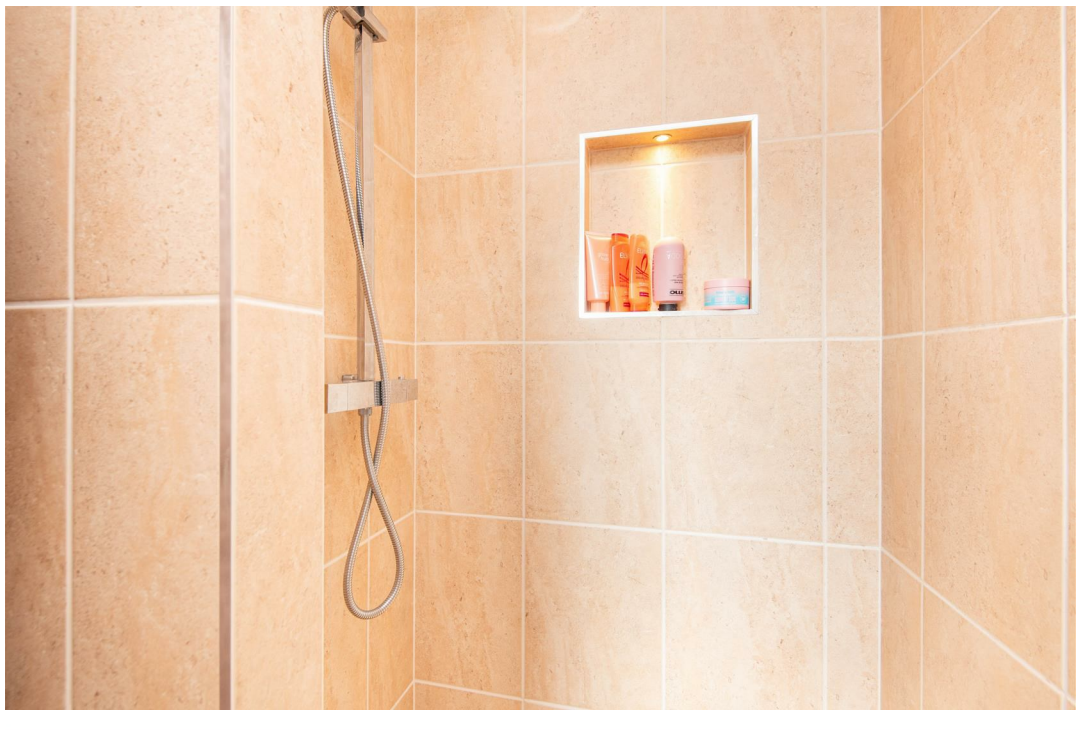

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Take a walk on the wild side
all good things are wild & free














WELCOME TO
THE RUSTY RIFLE
CLAYTON-LE-WOODS
NEW YORK
MOTORCYCLE

BEN ROSE

GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.

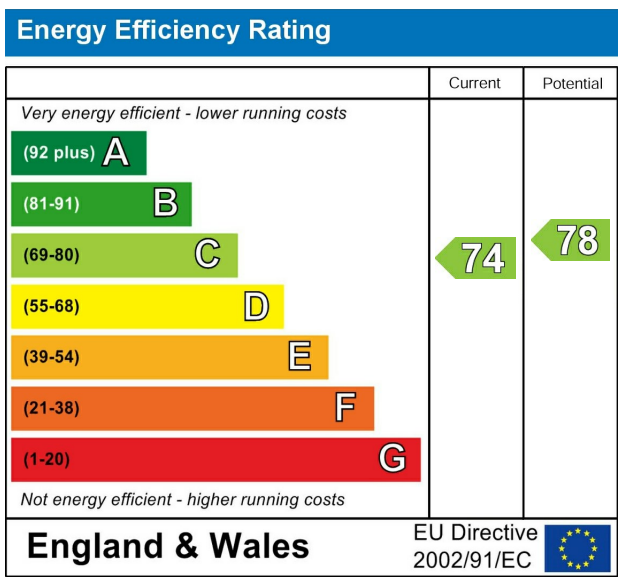
1ST FLOOR
375 sq.ft. (34.9 sq.m.) approx.

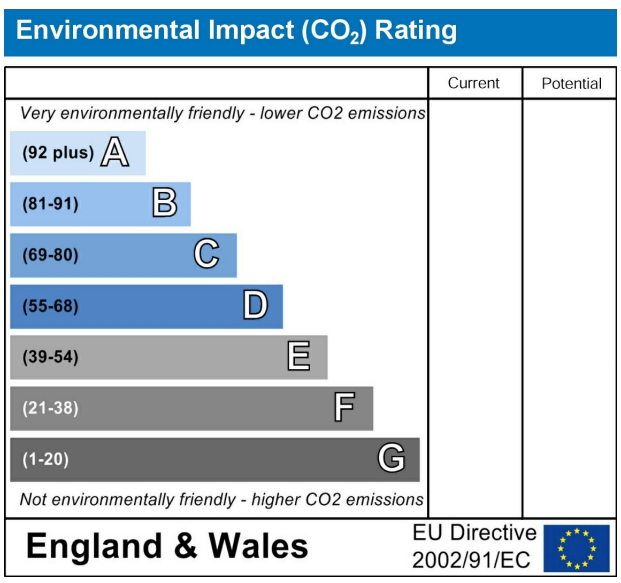


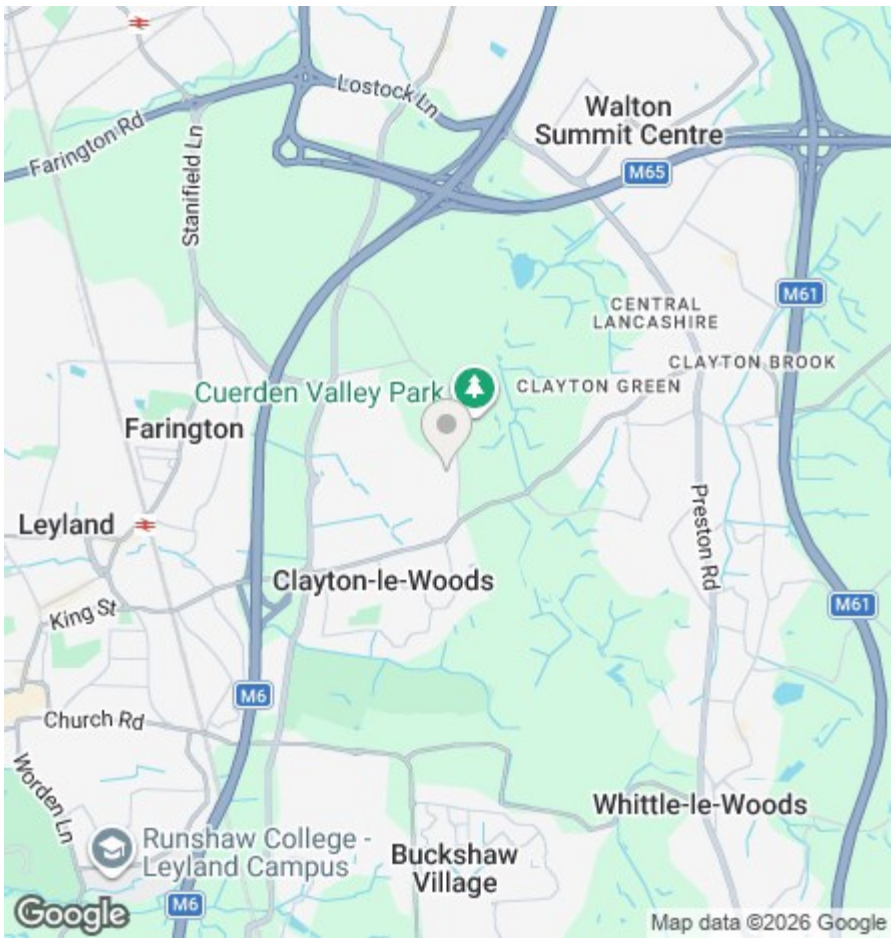
TOTAL FLOOR AREA : 996 sq.ft. (92.5 sq.m.) approx.

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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