



## Leafy Close, Leyland

Offers In The Region Of £390,000

Ben Rose Estate Agents are pleased to present to market this stunning, four-bedroom detached property situated towards the end of a secluded and highly sought-after cul-de-sac in Leyland. This picturesque development offers an ample amount of privacy while being only a stone's throw from Leyland town centre, providing excellent amenities. This will make the perfect family home for families in the area.

As you step inside this beautiful home, you are greeted by a welcoming reception hall that sets the tone for the rest of the property. The ground floor boasts a modern WC for your convenience. The spacious front lounge offers ample natural light, thanks to the bay fronted window and features a charming fireplace, creating a cozy atmosphere. Moving on, you'll find the kitchen/breakfast room, complete with integrated appliances such as an oven and dishwasher. There's ample space for additional freestanding appliances, and the breakfast bar comfortably accommodates up to two people. Adjacent to the kitchen is a convenient utility room, making household chores a breeze. The bright and airy dining room, with its sliding door leading into the garden, offers versatile space for family meals or entertaining.

Ascending to the first floor, you'll find an open landing that connects to the four bedrooms. The master bedroom enjoys the luxury of a three-piece ensuite, ensuring privacy and comfort. Additionally, there's a well-appointed three-piece family bathroom featuring an over-the-bath shower, catering to the needs of the entire household.

Outside, the property offers a driveway with space for two cars, leading up to the single integrated garage, ensuring ample parking for your family and guests. The front lawn adds to the overall curb appeal, creating an inviting entrance. To the rear, you'll discover a secluded garden featuring a patio area and a well-maintained lawn, perfect for outdoor activities and relaxation.

This stunning family home is nestled in a sought-after location, providing a perfect blend of privacy and convenience. With its picturesque surroundings and proximity to Leyland's town centre, this property offers an idyllic lifestyle for you and your loved ones. Don't miss the opportunity to make it your own.



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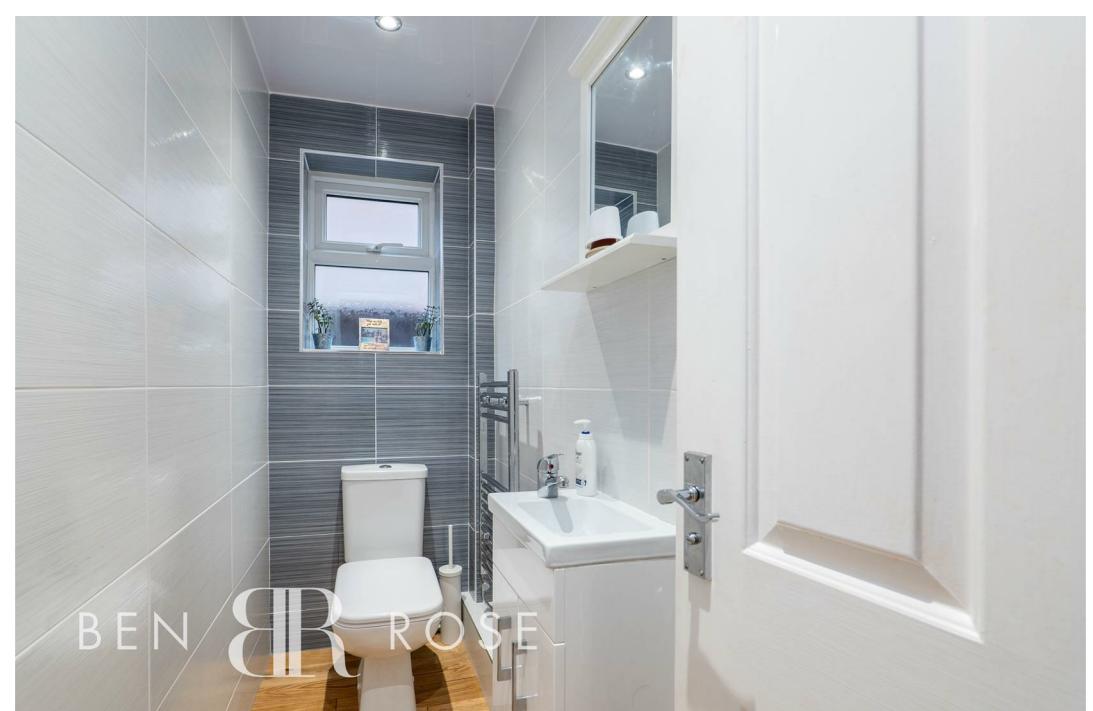
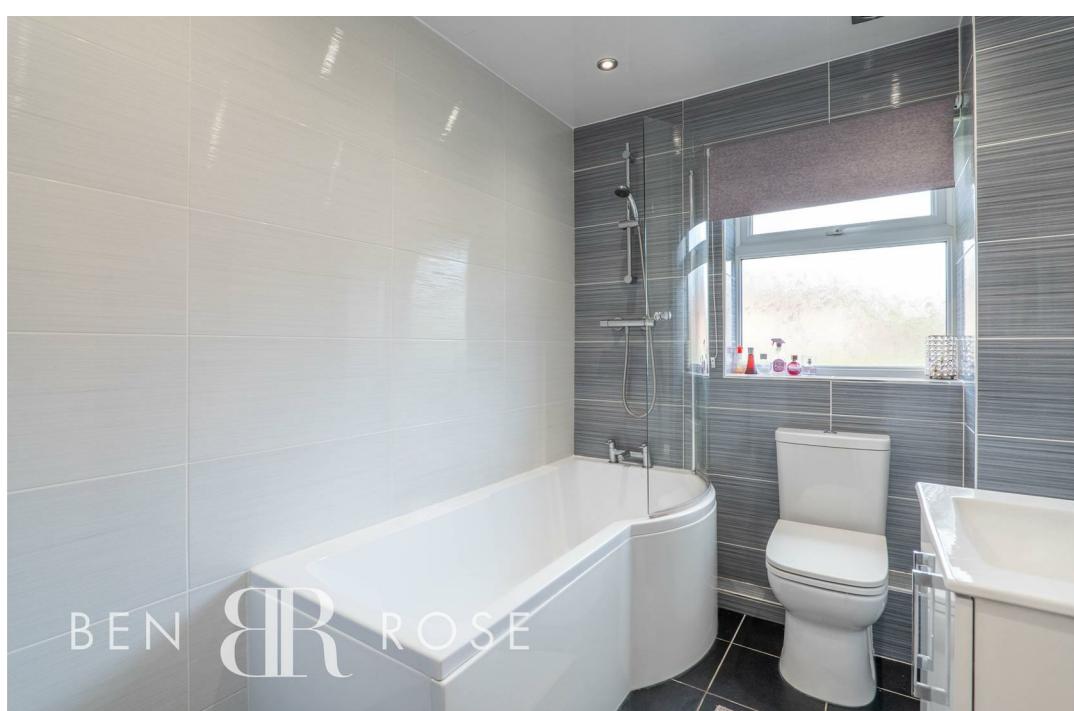
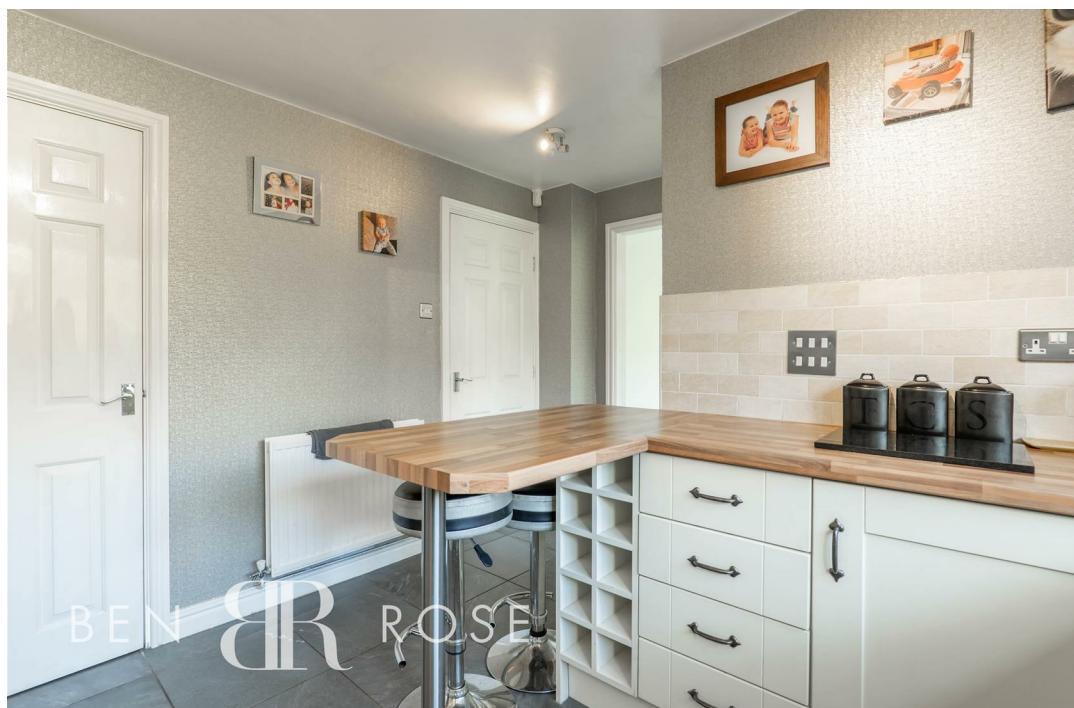
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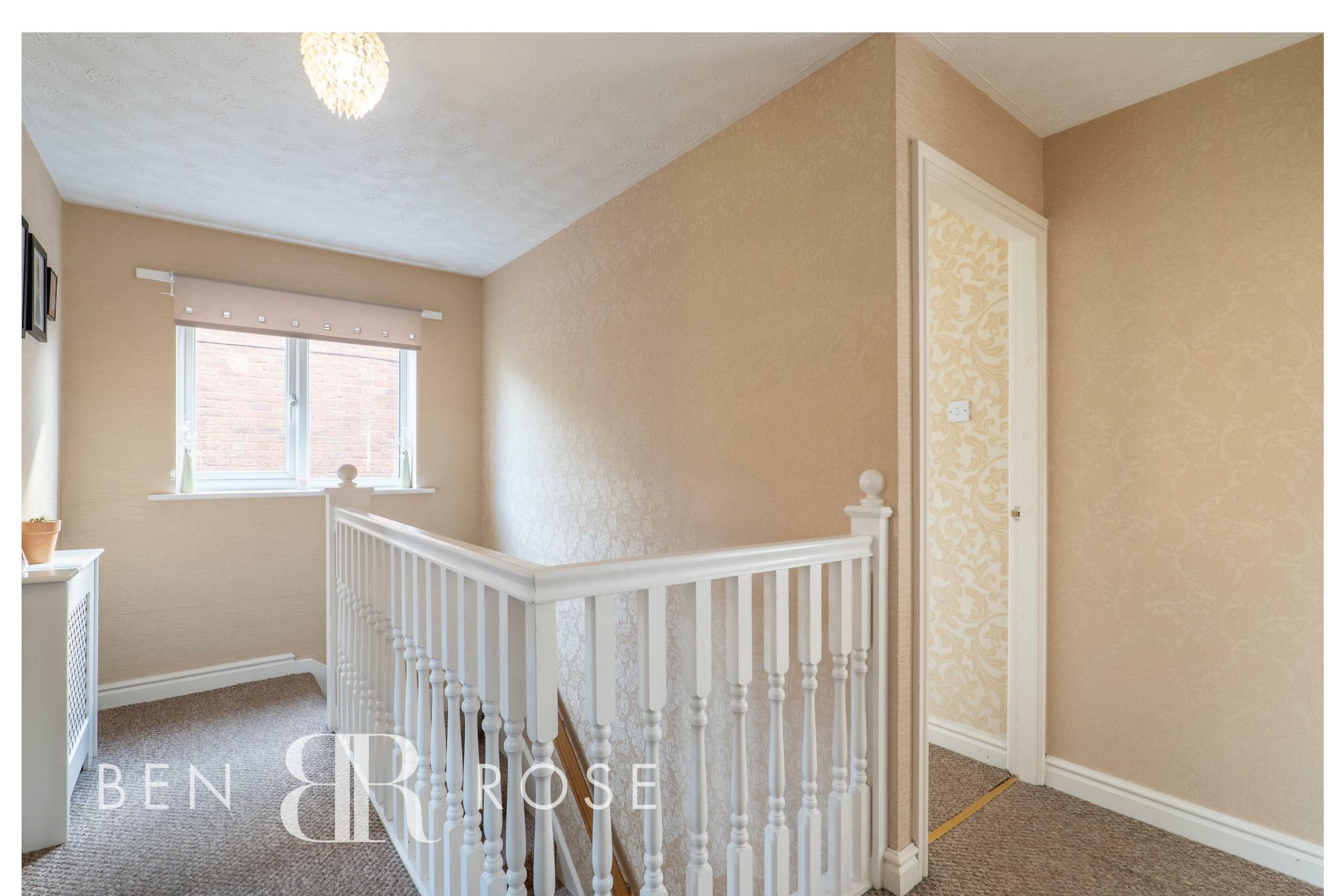


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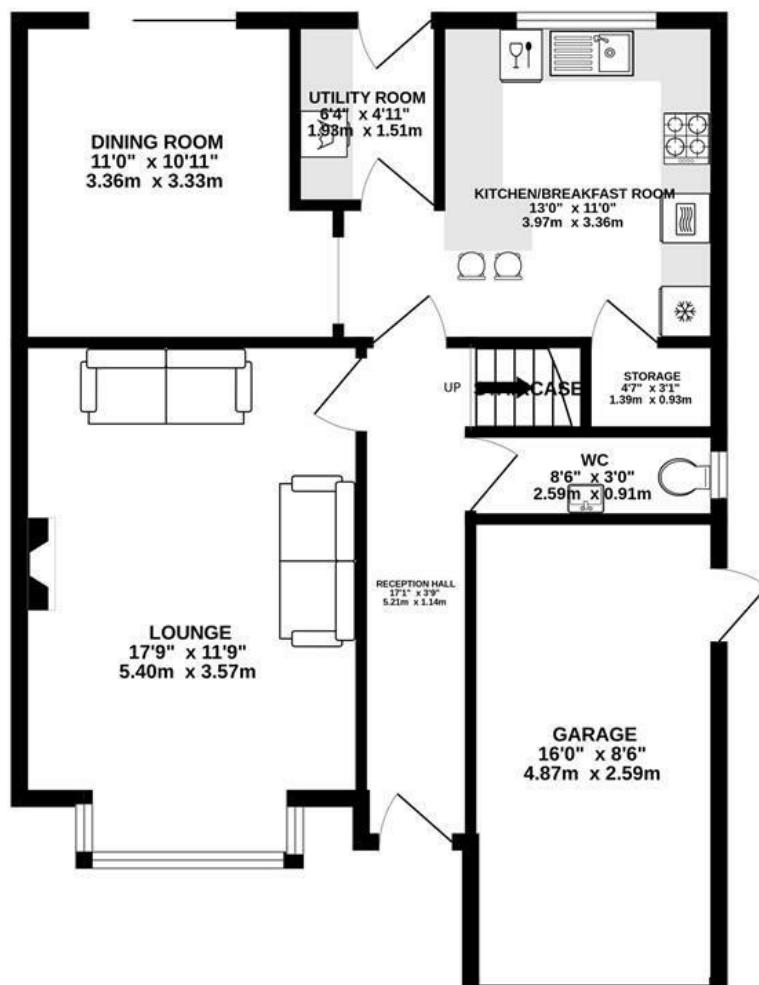
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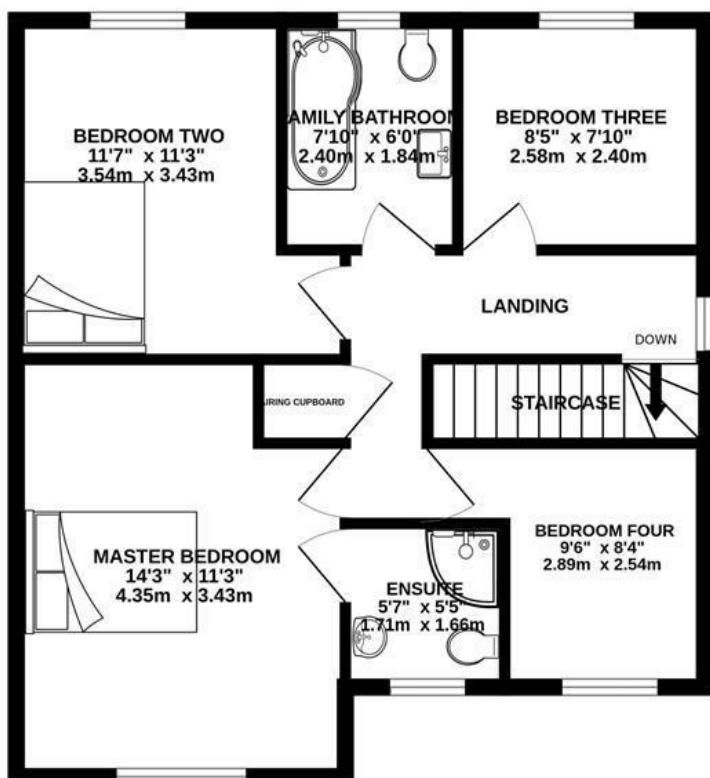


# BEN ROSE

GROUND FLOOR  
711 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR  
572 sq.ft. (53.2 sq.m.) approx.



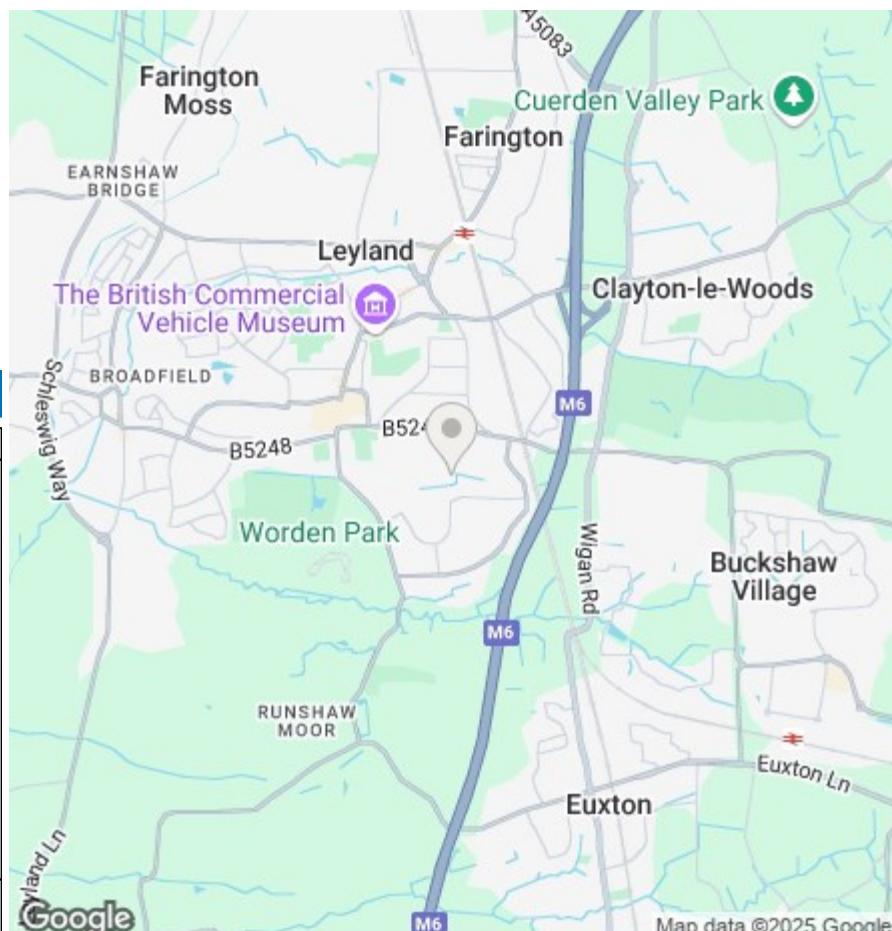
TOTAL FLOOR AREA : 1283 sq.ft. (119.2 sq.m.) approx.

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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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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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