BEN ROSE



Rook Crescent, Leyland

£322,500

Ben Rose Estate Agents are delighted to present to the market this beautifully presented three-bedroom detached family home, located on the highly sought-after Worden Gardens development in Leyland. Nestled at the end of a quiet cul-de-sac, this impressive home is ideal for families, offering spacious and comfortable living with tasteful, neutral décor throughout.

Ideally positioned, the property is just a short drive from Leyland town centre and benefits from excellent local schools, supermarkets, and amenities. The picturesque Worden Park is only a five-minute walk away, providing the perfect setting for leisurely walks and outdoor activities. The home also enjoys superb transport links, with nearby bus routes and convenient access to the M6 and M61 motorways.

Stepping into the property, you are welcomed into a bright entrance hallway, where a convenient WC is located alongside the staircase to the upper level. To the right, you will find a spacious lounge, featuring a stylish panelled feature wall and a large window overlooking the front aspect, allowing for plenty of natural light. Moving through, you enter the impressive open-plan kitchen/diner. This contemporary space features a modern fitted kitchen with integrated appliances, including a fridge freezer, double oven, hob, and dishwasher. A separate utility cupboard provides additional space for freestanding appliances. The kitchen is centered around a stylish island with breakfast bar seating, while still offering ample space for a family dining table. Double patio doors open out onto the rear garden, enhancing the indoor-outdoor flow.

To the first floor, the property offers three well-proportioned bedrooms, with the master bedroom and bedroom two benefiting from integrated storage. The master bedroom also enjoys a private en-suite shower room. A modern three-piece family bathroom, complete with an over-the-bath shower, serves the remaining bedrooms.

Externally, the front of the property features a private driveway providing off-road parking for up to three vehicles. To the rear, there is a beautifully maintained south-facing garden, comprising a well-kept lawn, a flagged patio area, and a useful storage shed. The garden wraps around the property and is not overlooked, offering a high degree of privacy and an ideal setting for both relaxing and entertaining.

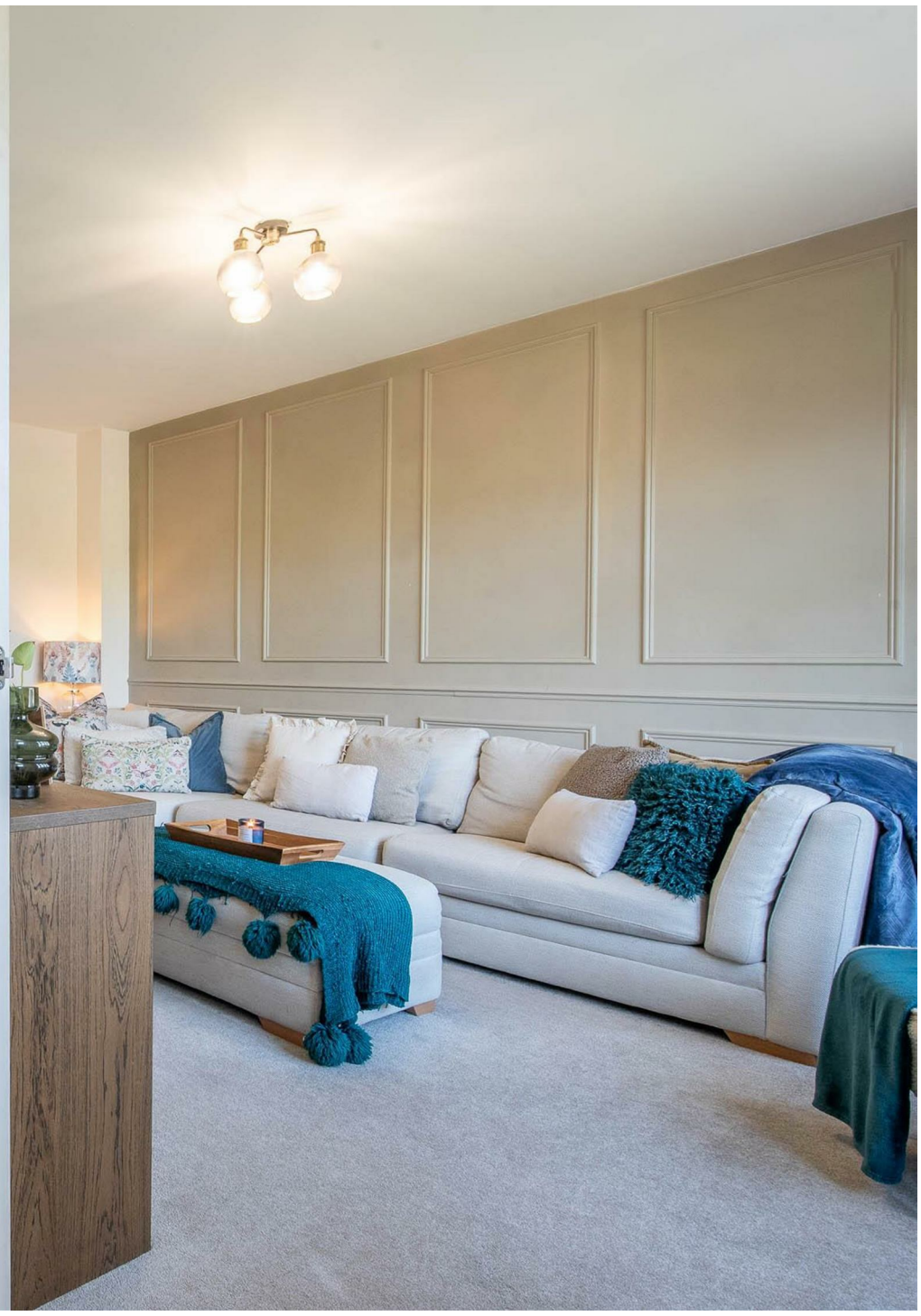
Early viewing is highly recommended to fully appreciate the quality and position of this lovely home, and to avoid any potential disappointment.





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The Drummonds

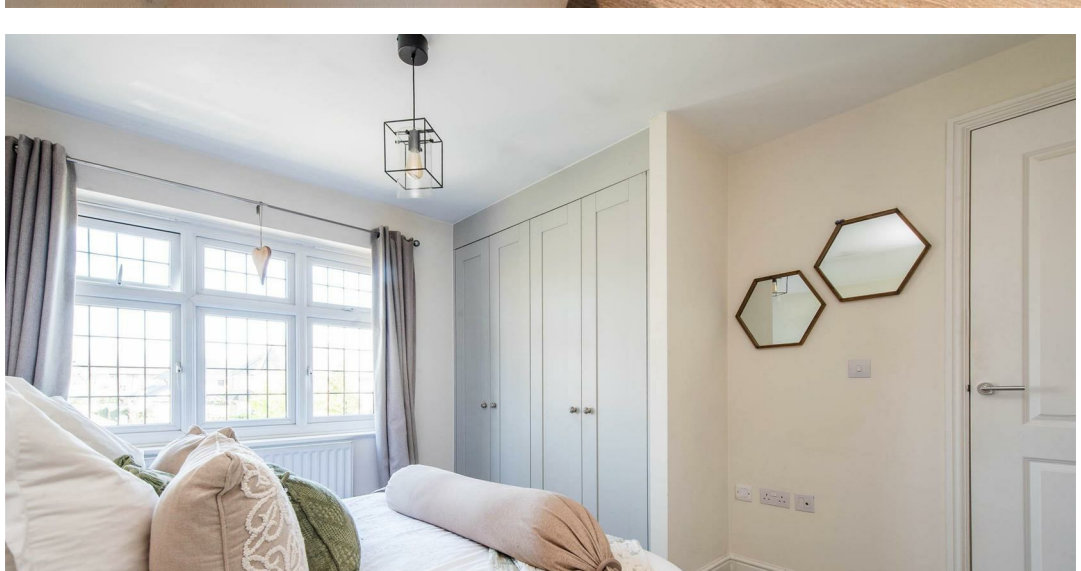


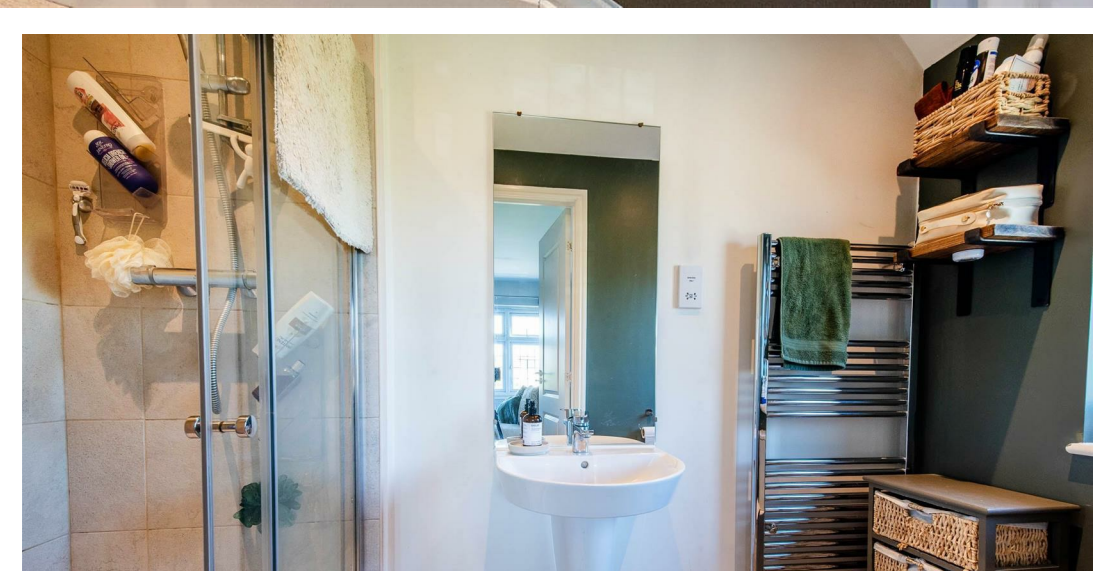

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The Drummonds
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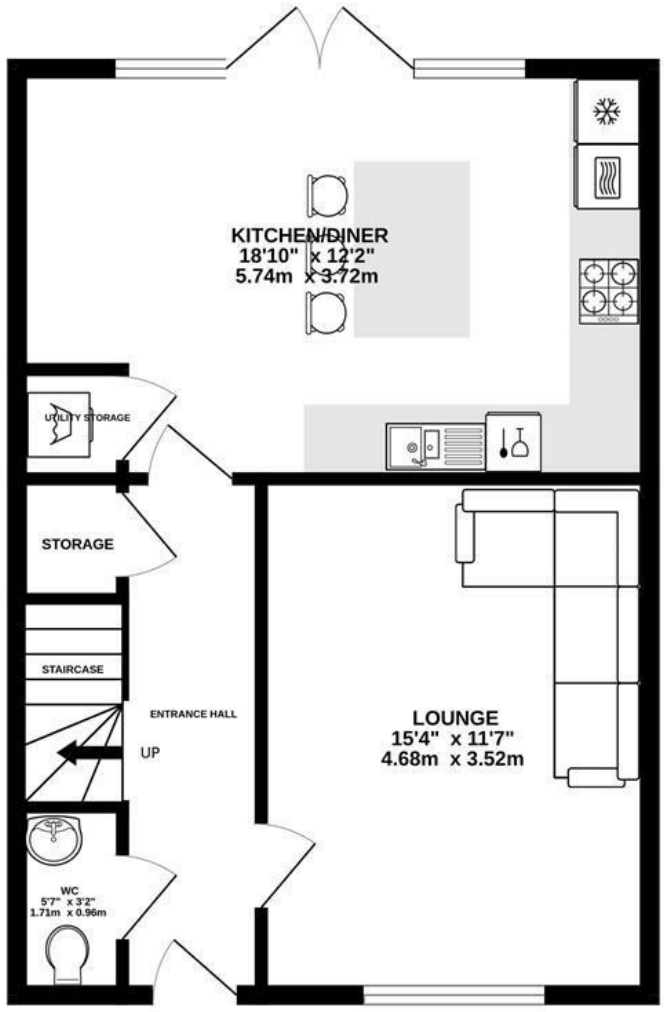




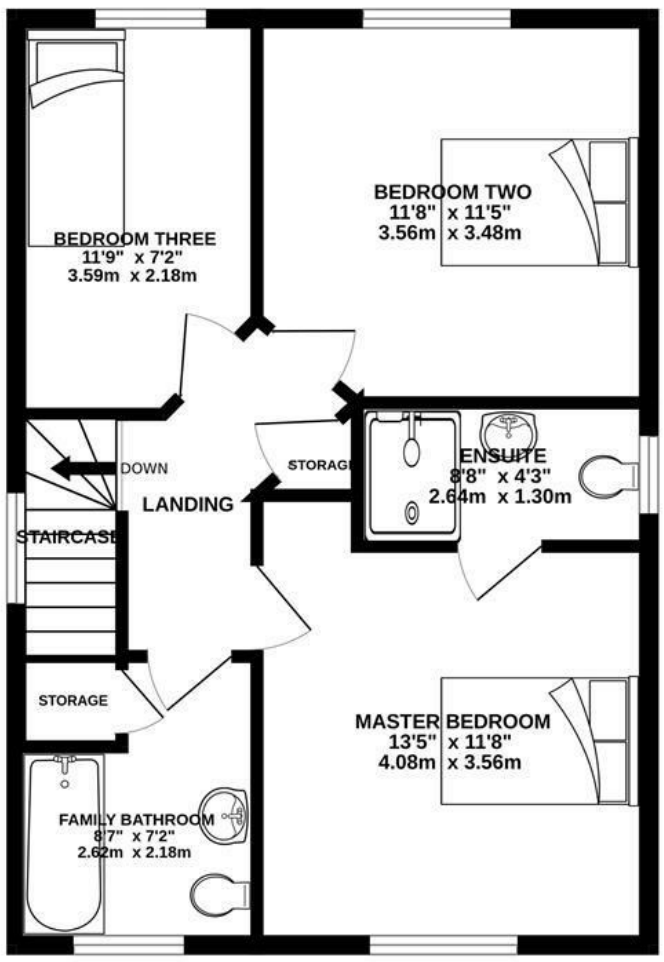
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GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



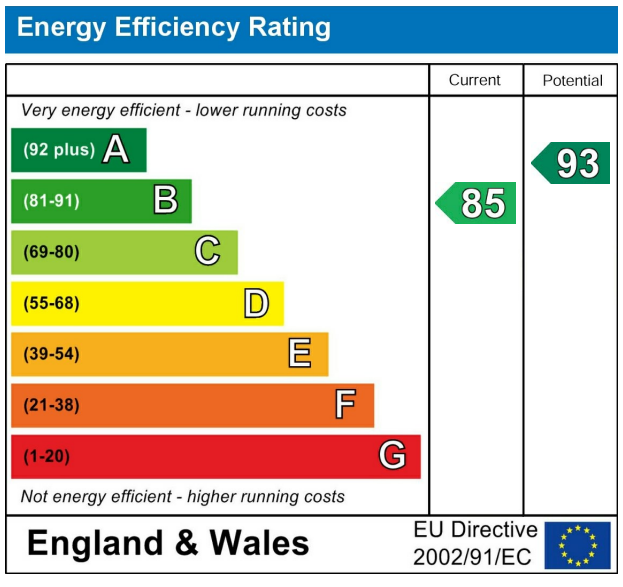
1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.

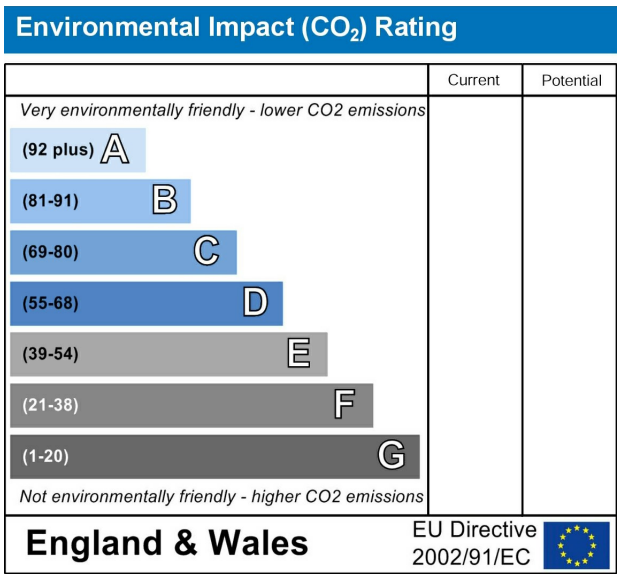


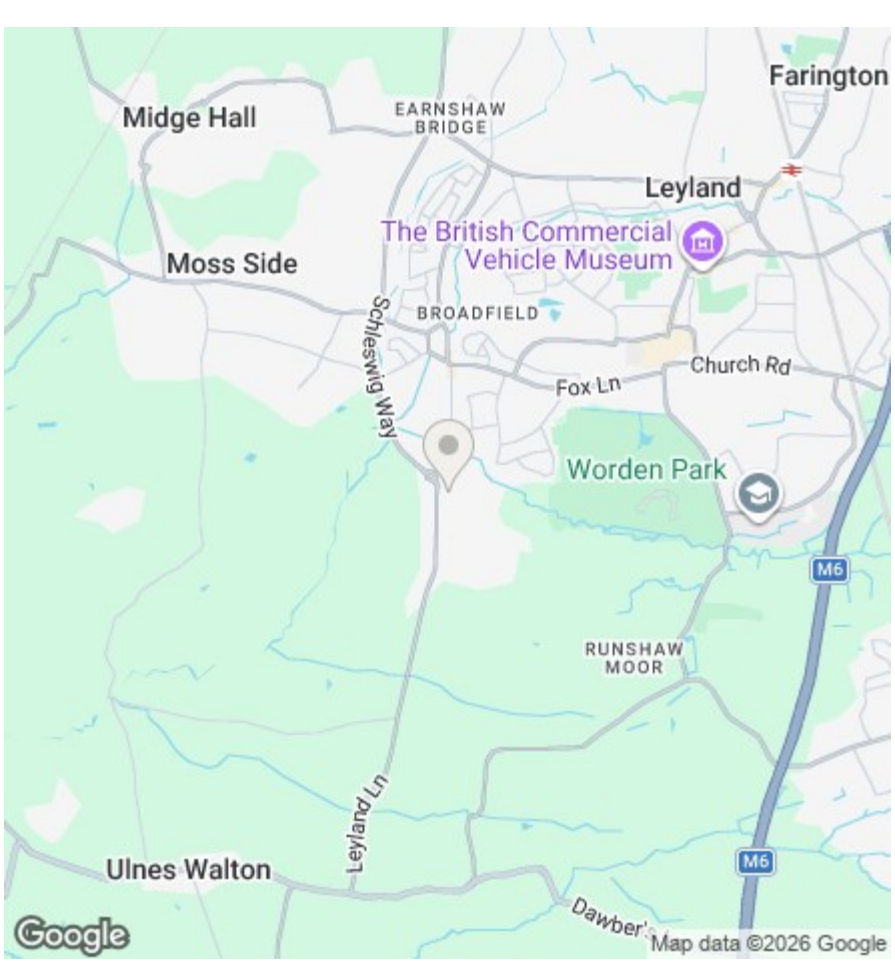
TOTAL FLOOR AREA : 1038 sq.ft. (96.4 sq.m.) approx.

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.







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