



## Hampton Grove, Leyland

**Offers Over £575,000**

Ben Rose Estate Agents are pleased to present to market this stunning four-bedroom detached home, set within an exclusive gated community in the highly sought-after area of Leyland. Offering spacious interiors and contemporary design throughout, this property is perfectly suited for modern family living. Its prime location places you within easy reach of Leyland town centre, with its excellent choice of shops, bars, restaurants, pubs and schools. For commuters, rail services provide direct connections to Preston, Manchester and Liverpool, while excellent bus links and close proximity to the M6, M61 and M65 motorways ensure seamless travel across the North West.

Stepping into the property, you are welcomed by a grand entrance hall featuring a central staircase and access to all principal rooms. To the front, a formal dining room and versatile playroom provide elegant and practical family spaces. To the rear, the generous lounge is bathed in natural light, enhanced by tri-folding doors that open onto the garden. The true heart of the home lies in the bespoke kitchen/dining room, fitted with a stylish island, composite stone worktops and high-quality integrated appliances. Four-fold sliding doors create a seamless transition to the garden terrace, making this an ideal space for entertaining. Completing the ground floor is a separate utility room and convenient WC.

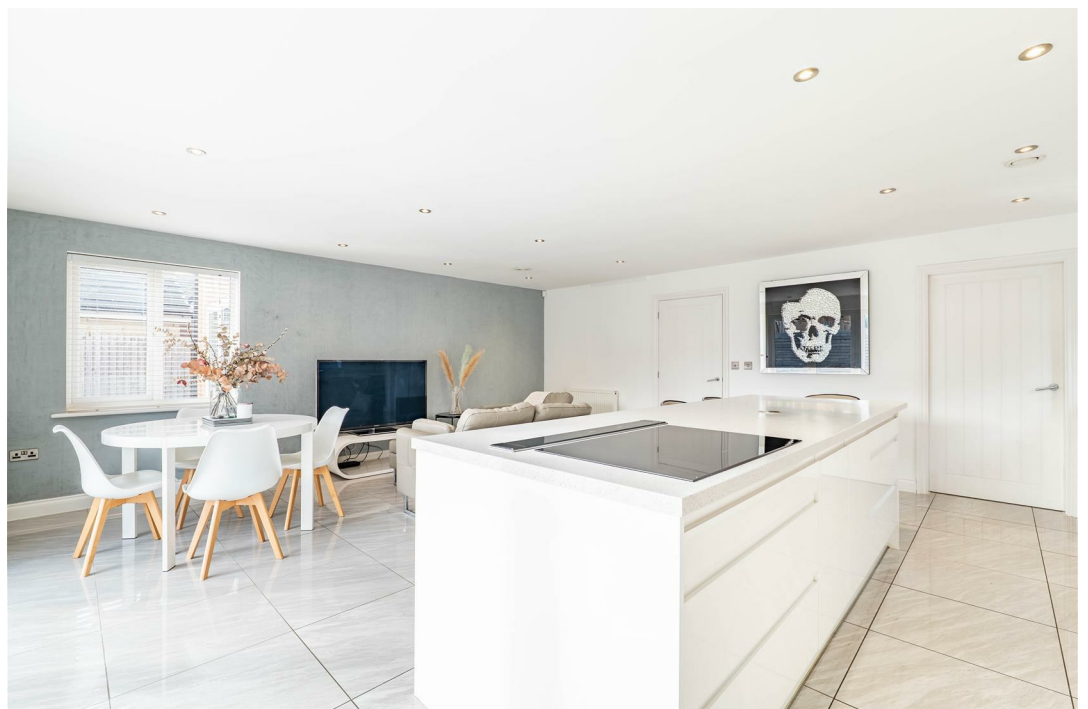
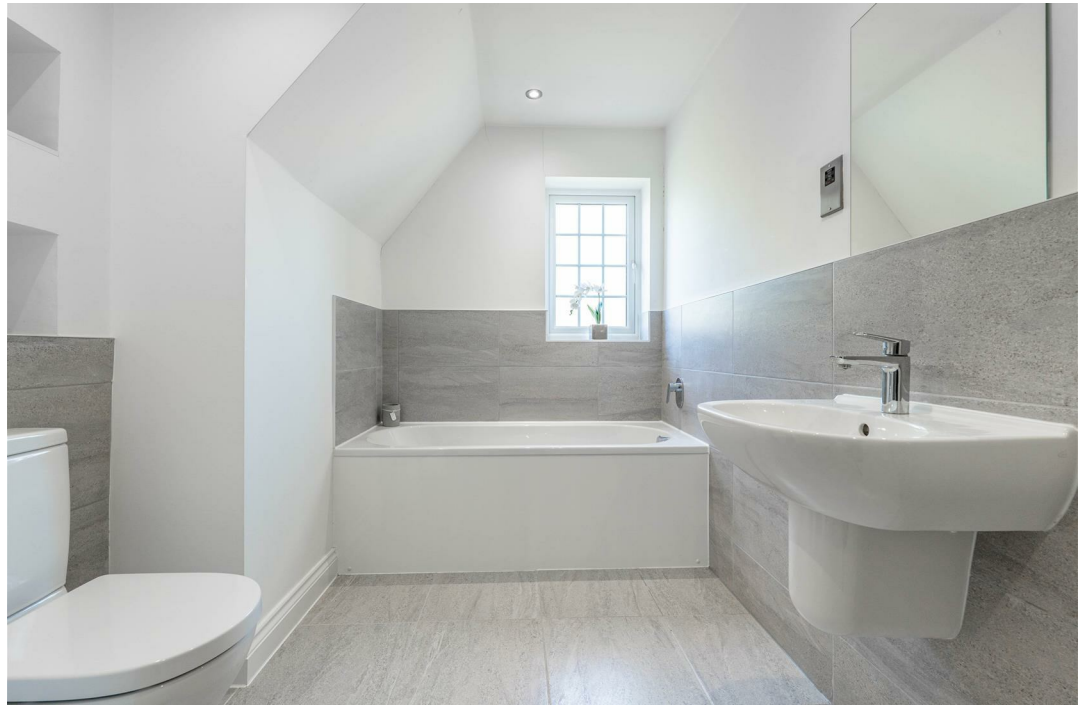
To the first floor, the luxurious master suite offers a contemporary ensuite shower room alongside a fully fitted dressing room. Bedrooms two and three are both generous doubles, sharing a stylish Jack and Jill ensuite. The fourth bedroom, also a double, is currently utilised with office space, showcasing the home's flexibility. Each room has been thoughtfully designed to combine comfort, style and functionality.

Externally, the home is framed by mature hedges, providing privacy and kerb appeal. To the rear, a detached double garage and driveway offer secure parking for two vehicles. The expansive rear garden is beautifully landscaped, with a patio seating area and terrace, ideal for family gatherings and outdoor dining.

This is a rare opportunity to acquire a modern family home in a prestigious gated community, offering both luxury and convenience in equal measure.

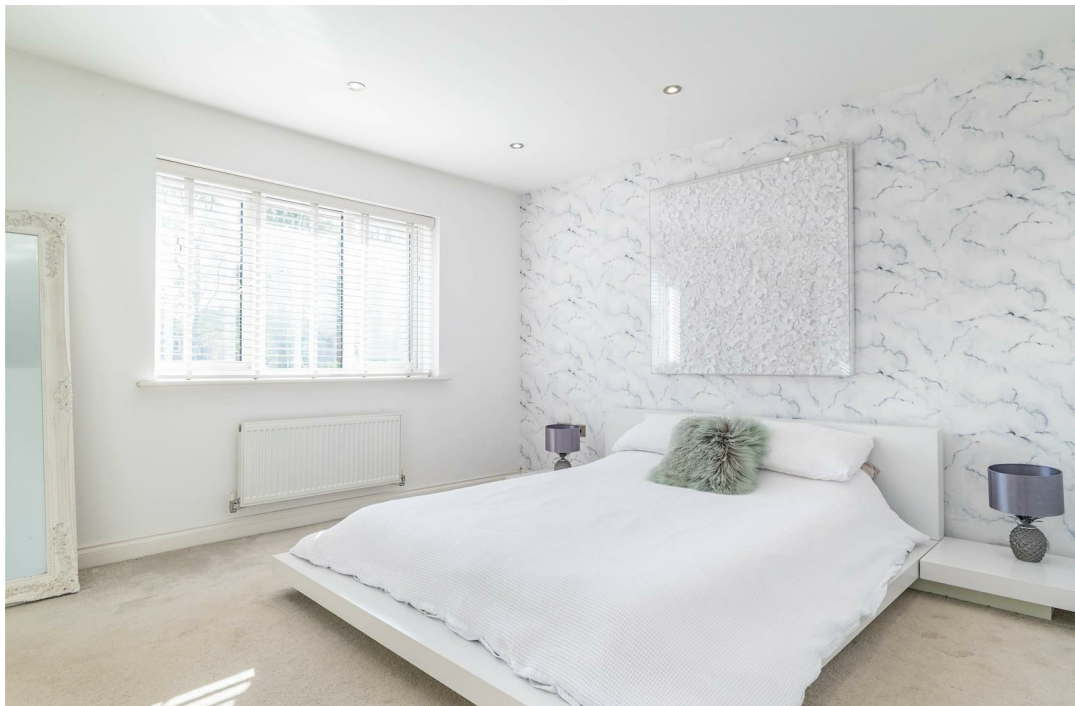


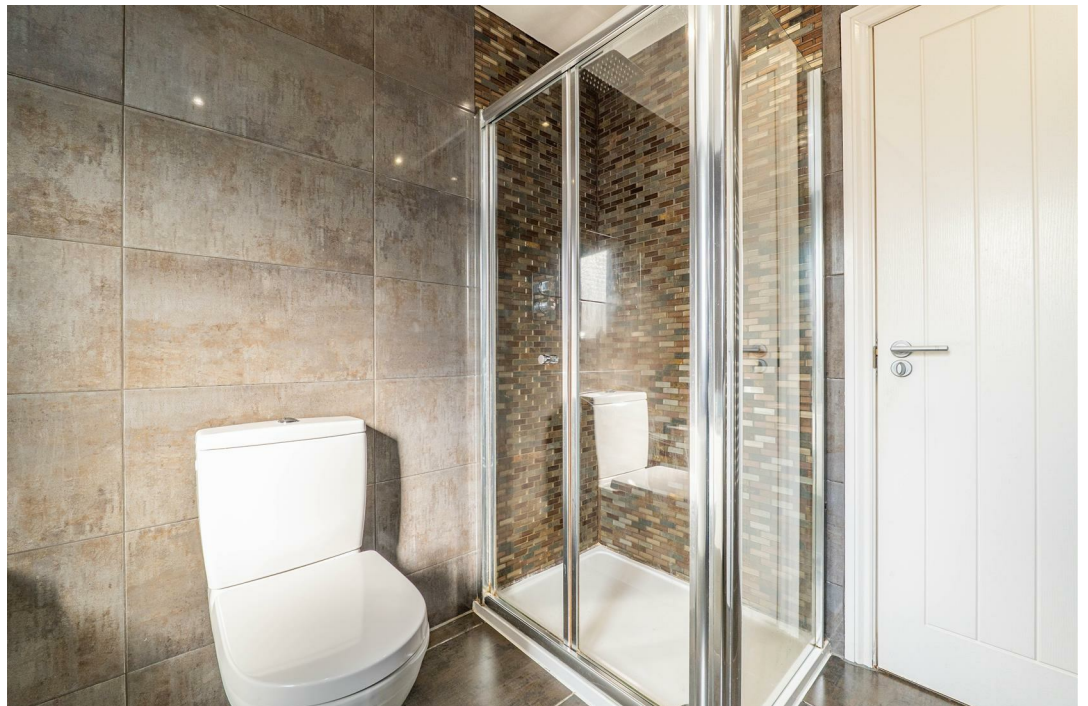
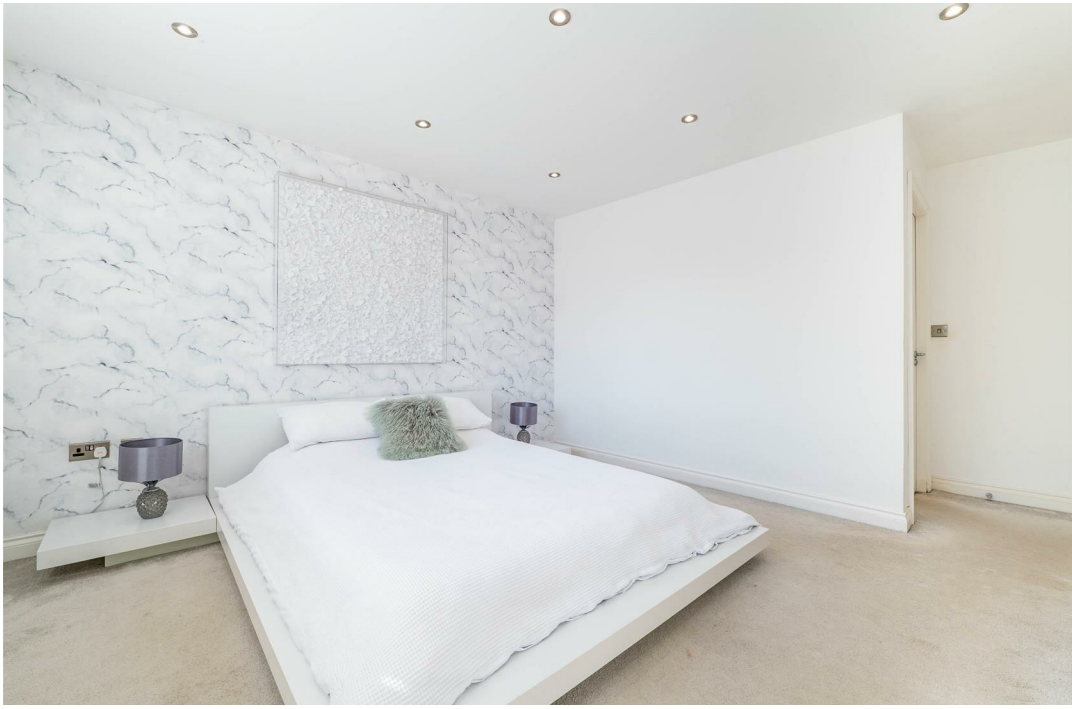




















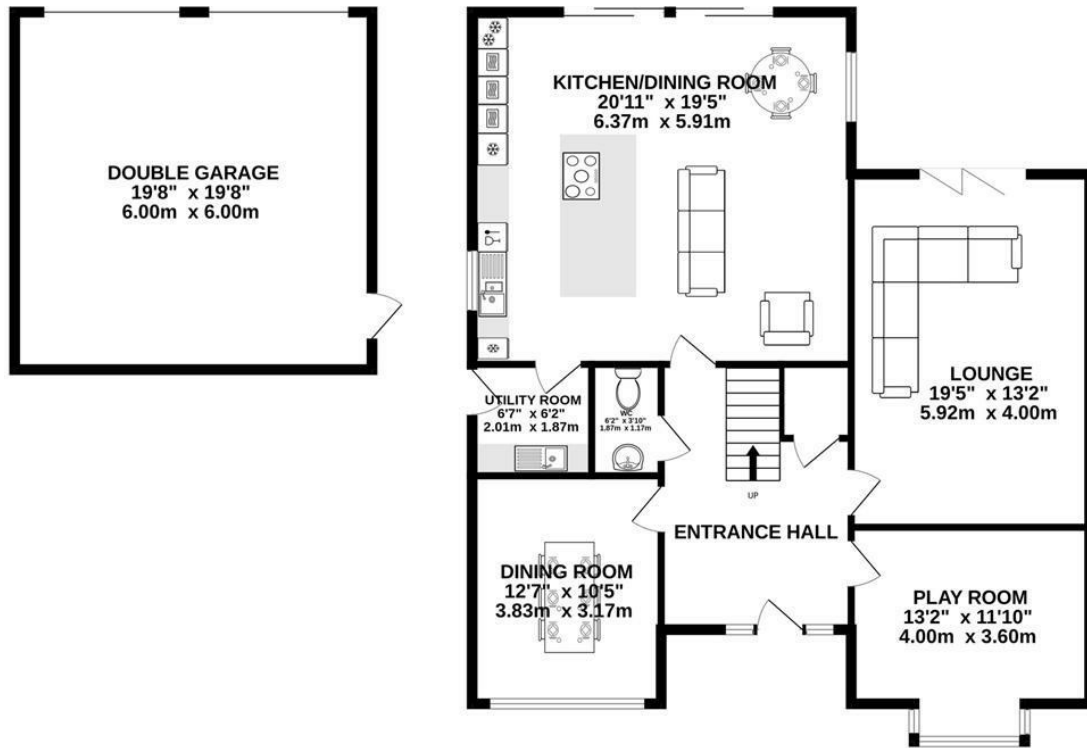




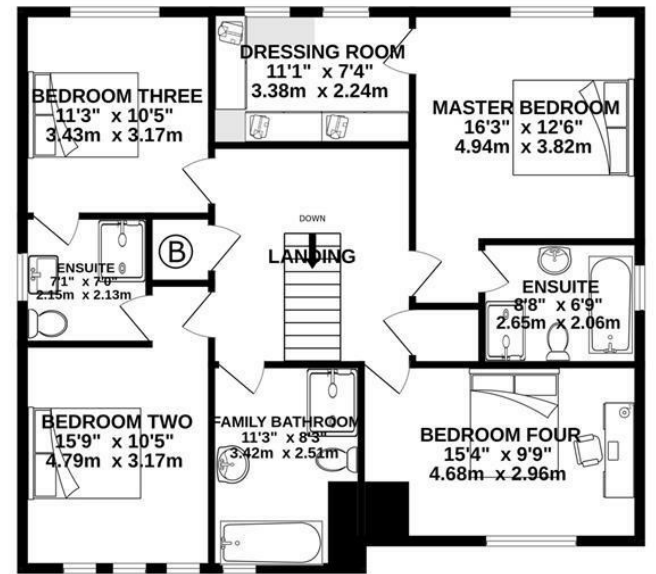


# BEN ROSE

GROUND FLOOR  
1536 sq.ft. (142.7 sq.m.) approx.



1ST FLOOR  
1005 sq.ft. (93.4 sq.m.) approx.

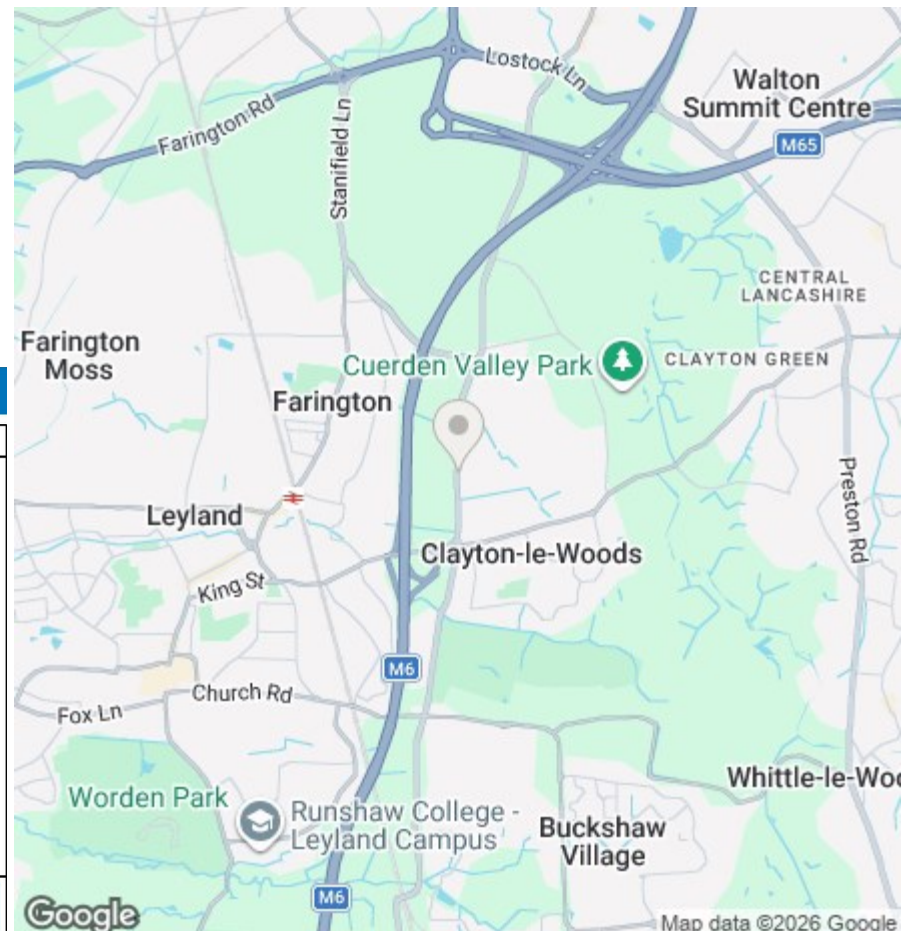


TOTAL FLOOR AREA : 2541 sq.ft. (236.0 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>	<b>89</b>	<b>89</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		
<b>England &amp; Wales</b>	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>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	