



## Orchard Mill Drive, Croston, Leyland

Offers Over £375,000

Ben Rose Estate Agents are pleased to present to market this beautifully appointed five-bedroom town house, set over three floors and positioned within the heart of the highly desirable and picturesque village of Croston. Designed with modern family living in mind, the property offers generous and versatile accommodation throughout, blending contemporary styling with a welcoming, homely feel. Croston is well regarded for its strong community atmosphere, excellent local schools, independent shops, cafés and traditional pubs, all within comfortable walking distance. For commuters, the village benefits from its own train station providing direct links to Preston, Manchester and Liverpool, alongside convenient bus routes and easy access to the M6 and M61 motorways, connecting to surrounding towns such as Chorley, Leyland and Preston.

Entering the home, you are welcomed into a bright vestibule with a convenient WC/cloakroom located directly off. This leads seamlessly into the impressive open-plan kitchen and breakfast room, a superb hub of the home that has been thoughtfully designed for both everyday living and entertaining. The kitchen is fitted with a comprehensive range of integrated appliances, including a fridge/freezer, dual ovens, washing machine and dryer and dishwasher, complemented by a central island with breakfast bar seating. The wood staircase rises from this space, with practical under-stair storage beneath and a bespoke fitted wine rack incorporating space for a wine cooler. From here, French doors open into the spacious rear lounge, where a stylish media wall with integrated storage and a central fireplace creates a warm and inviting atmosphere. Double doors then provide direct access out into the rear garden, enhancing the indoor-outdoor flow.

The first floor opens onto a generous landing and hosts three of the five bedrooms. The master bedroom is a particularly attractive space, benefiting from an array of fitted wardrobes, pleasant views over the bowling green to the rear and a luxurious en-suite shower room. Bedrooms four and five offer flexible accommodation, ideal for children's rooms, home offices or guest bedrooms. Completing this level is a modern three-piece family bathroom, fitted with an over-the-bath shower. Ascending to the second floor, you will find bedrooms two and three, both well-proportioned double rooms, with bedroom two further benefiting from fitted wardrobes. These bedrooms are served by a convenient shared WC, making this floor ideal for older children or visiting guests.

Externally, the property enjoys allocated parking along with a number of visitor parking spaces, providing practical solutions for family and guests alike. To the rear, the private garden has been designed for low-maintenance enjoyment, featuring an outdoor seating area that leads onto an artificial lawn, perfect for relaxing or entertaining throughout the year. There is also access to a useful ginnel running behind the property.

Overall, this is a spacious and stylish family home set within a charming village location, offering versatile living across three floors and excellent connectivity, making it an ideal choice for those seeking both comfort and convenience in Croston.





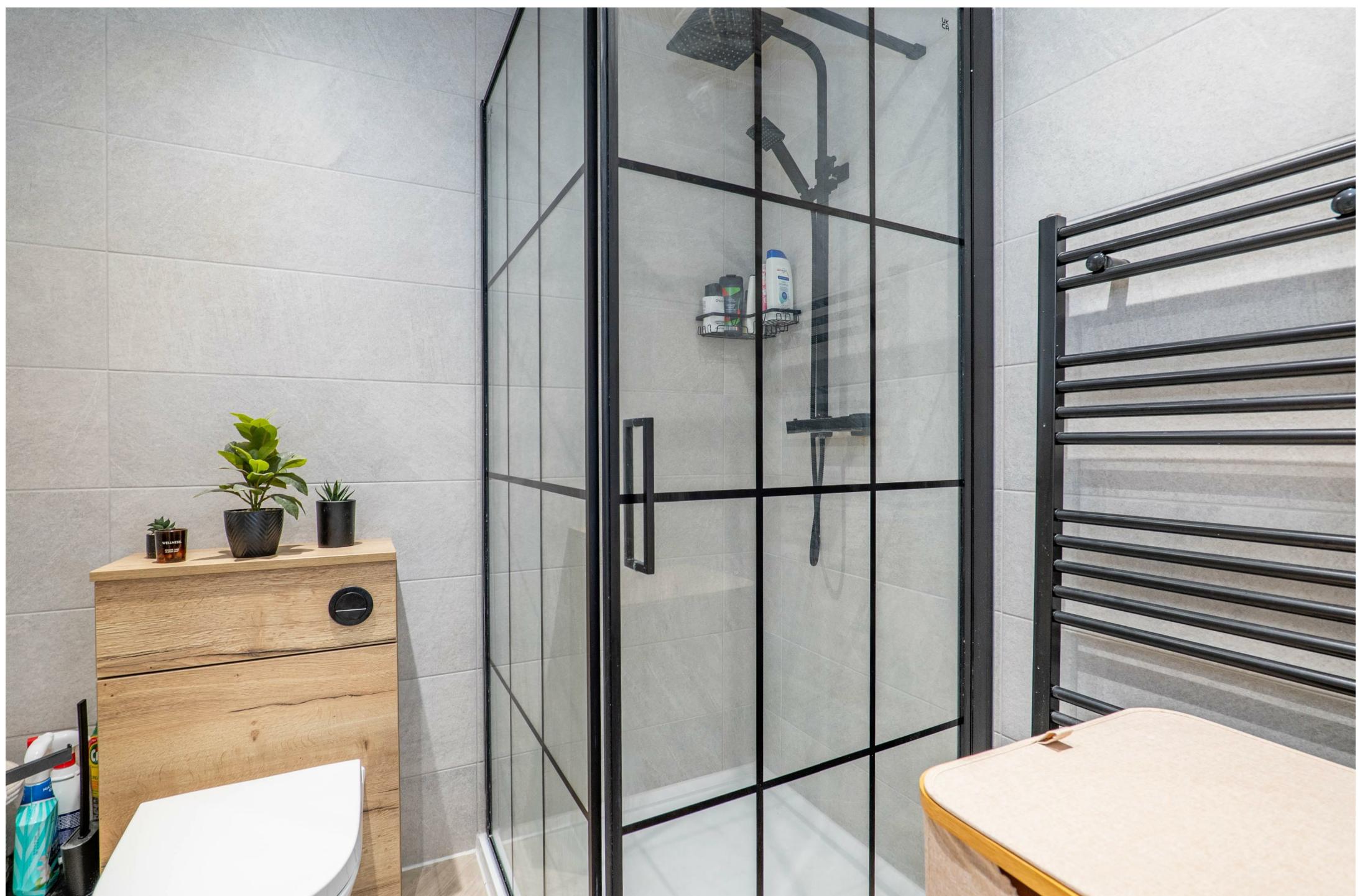




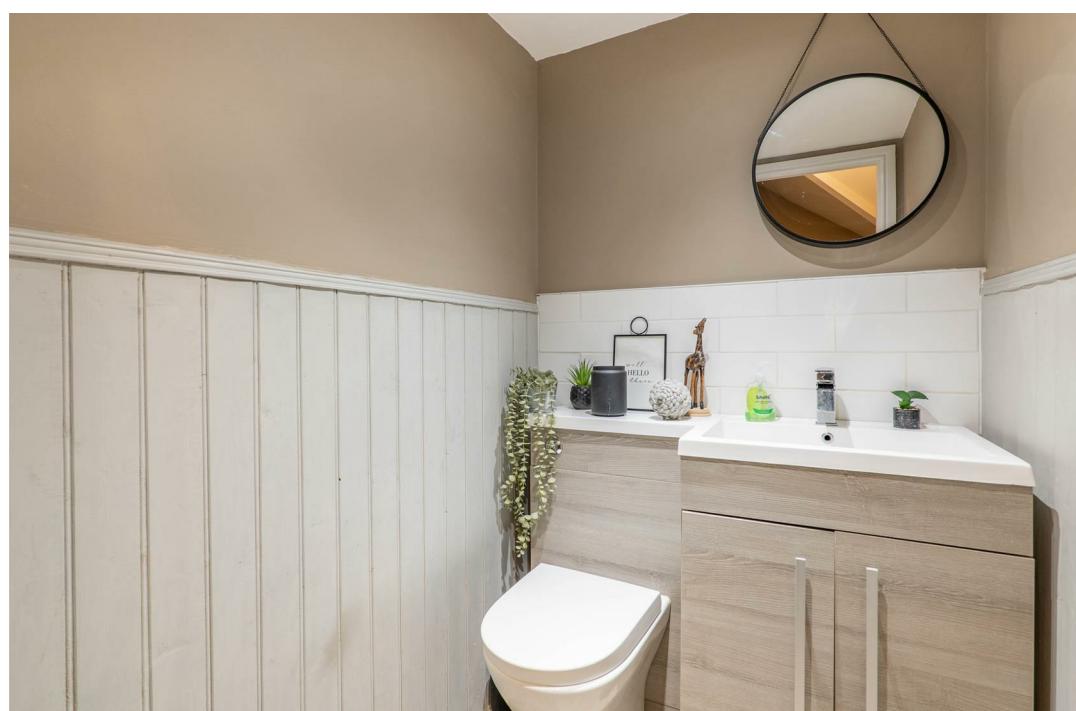
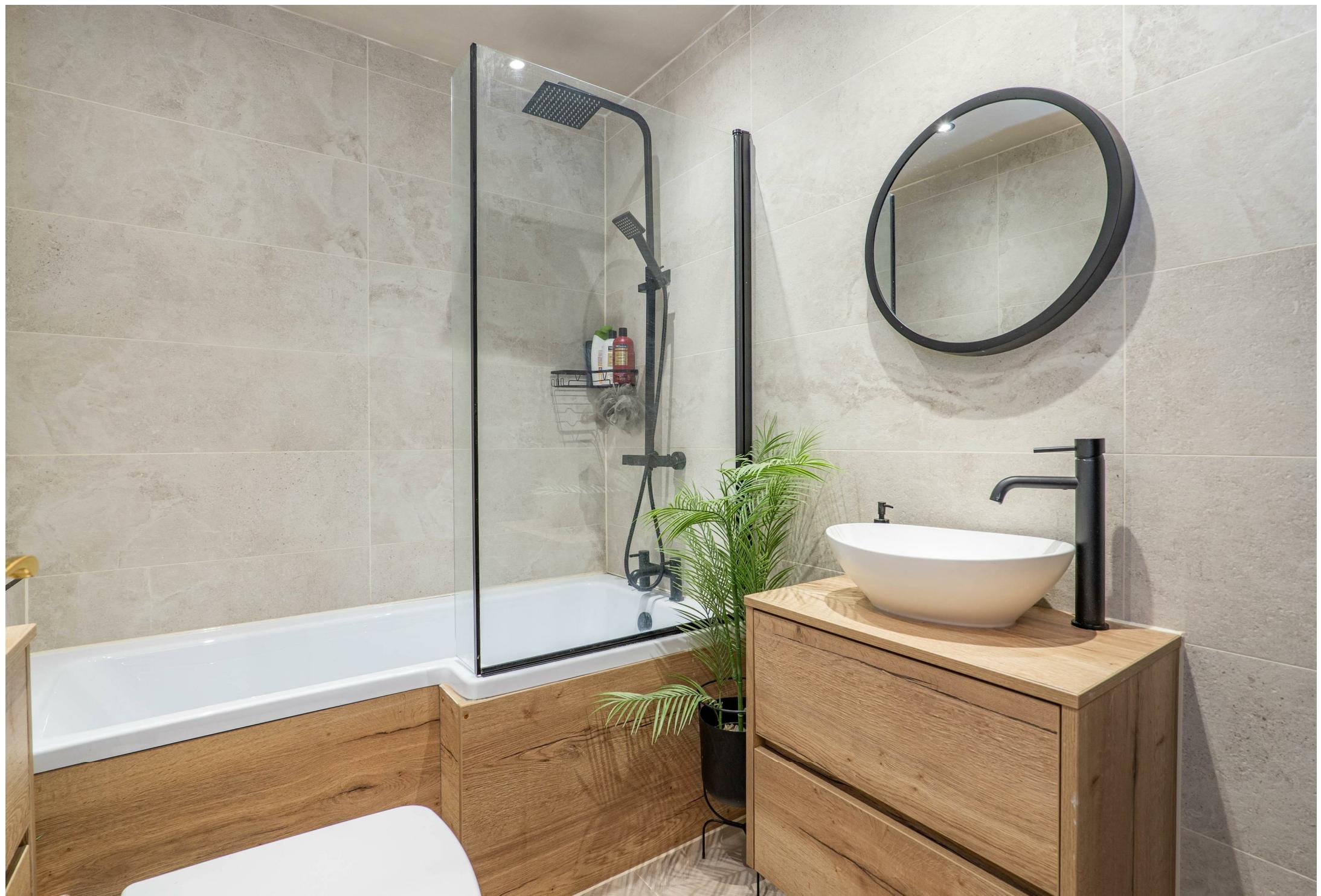






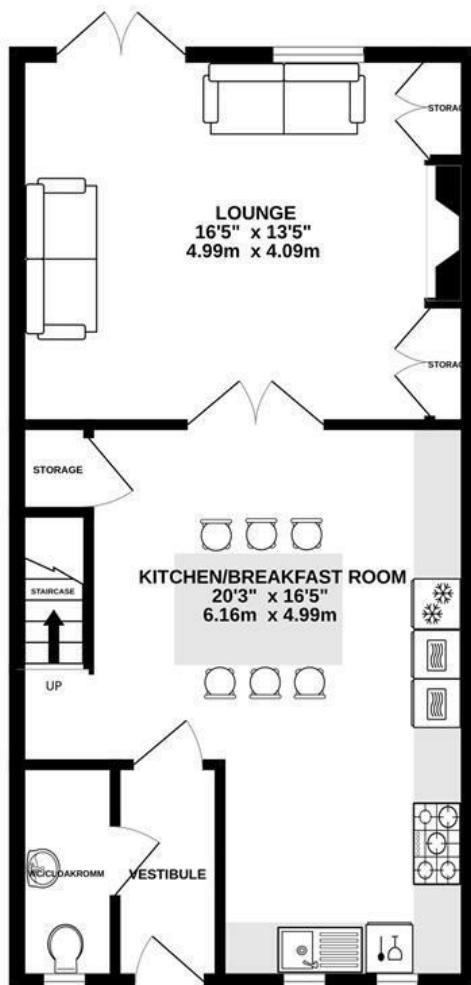




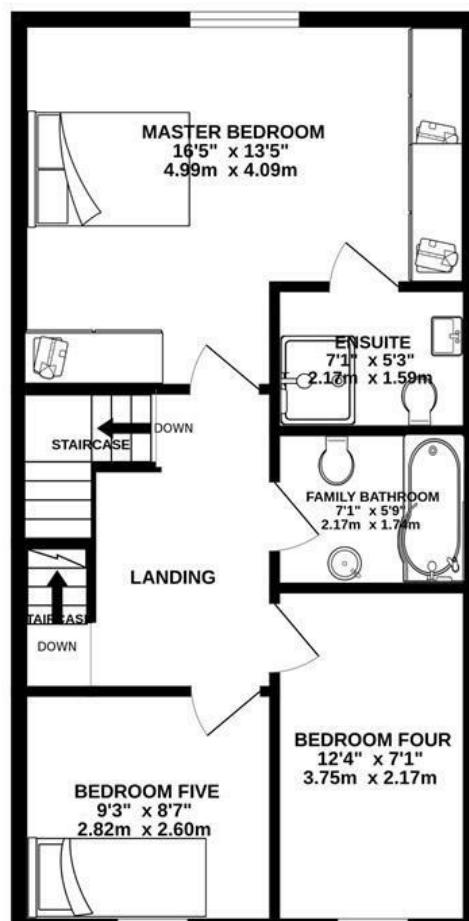


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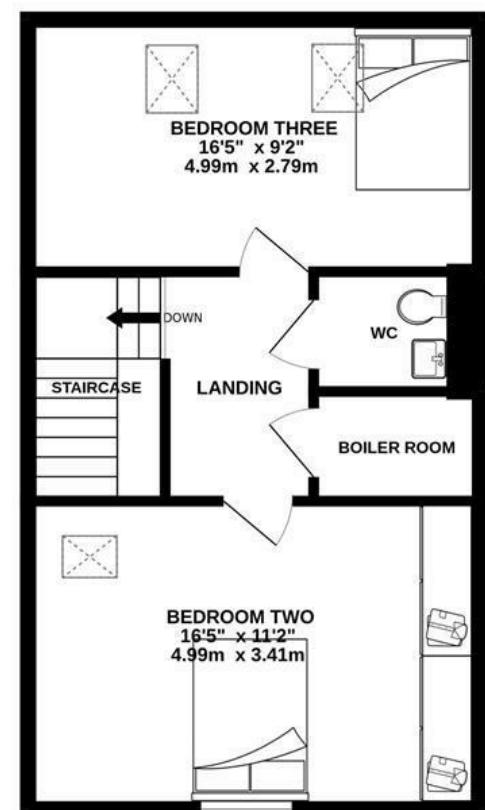
GROUND FLOOR  
545 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR  
540 sq.ft. (50.1 sq.m.) approx.



2ND FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1551 sq.ft. (144.1 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	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(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		
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