BEN ROSE



## The Cloisters, Leyland

## O.I.R.O £460,000

Ben Rose Estate Agents are pleased to present to the market this beautifully presented four-bedroom detached property, ideally situated within a sought-after residential area of Leyland. Nestled on the corner of a quiet and pleasant cul-de-sac, this impressive family home offers spacious and versatile accommodation throughout, making it an excellent choice for a growing family. The property is ideally positioned for convenient access to Leyland town centre, with a wide range of local schools, shops and amenities close by. Commuters are also well catered for, with Leyland train station and the M6, M61 and M65 motorways all within easy reach, providing excellent links to surrounding towns and cities.

Upon entering, you are welcomed into a spacious entrance hall with access to the majority of the ground floor rooms. To the front of the property is the generous lounge, featuring a large front-facing bay window which allows plenty of natural light into the room, along with a feature fireplace creating an attractive focal point. French doors provide access through to the office, while useful under-stair storage and a convenient WC are also located off the hallway. The spacious office is a versatile space that could equally be utilised as a playroom or additional reception area, and further French doors lead directly into the sun room.

Moving through the home, the impressive kitchen/breakfast room offers a generous amount of space and features a central island with seating for two, a range of integrated appliances and a large Rangemaster oven. There is also external access to the side of the property, while the open-plan design continues seamlessly into the sun room. This particularly spacious and versatile room enjoys pleasant views over the garden and benefits from patio doors providing direct access outside.

With ample room for a dining area and a large sofa suite, it provides a peaceful additional living space that can be enjoyed throughout the day.

To the first floor, there are four well-proportioned bedrooms, including a particularly generous master bedroom which benefits from its own en-suite. The remaining bedrooms comprise two further doubles and a single bedroom, which is currently utilised as an office, offering further flexibility depending on the needs of the household. Completing the first floor is a convenient storage cupboard found off the landing, and a stylish modern family bathroom, fitted with a bath and rainfall shower.

Externally, the property boasts a beautifully landscaped garden which enjoys a private, not-overlooked aspect. The garden features areas of lawn, patio and gravel, with mature shrubs and trees adding to the established surroundings, as well as a summer house providing an additional useful space. Access is available down both sides of the property, adding to the practicality of the plot.

To the front, a driveway provides off-road parking for multiple vehicles, while the kitchen also gives access to the double garage. The garage offers excellent versatility and could be utilised for a multitude of purposes, with the potential to convert the space if desired, subject to any necessary permissions.

Overall, this superb property combines generous accommodation, versatile living spaces and attractive landscaped gardens within a peaceful yet highly convenient Leyland location.

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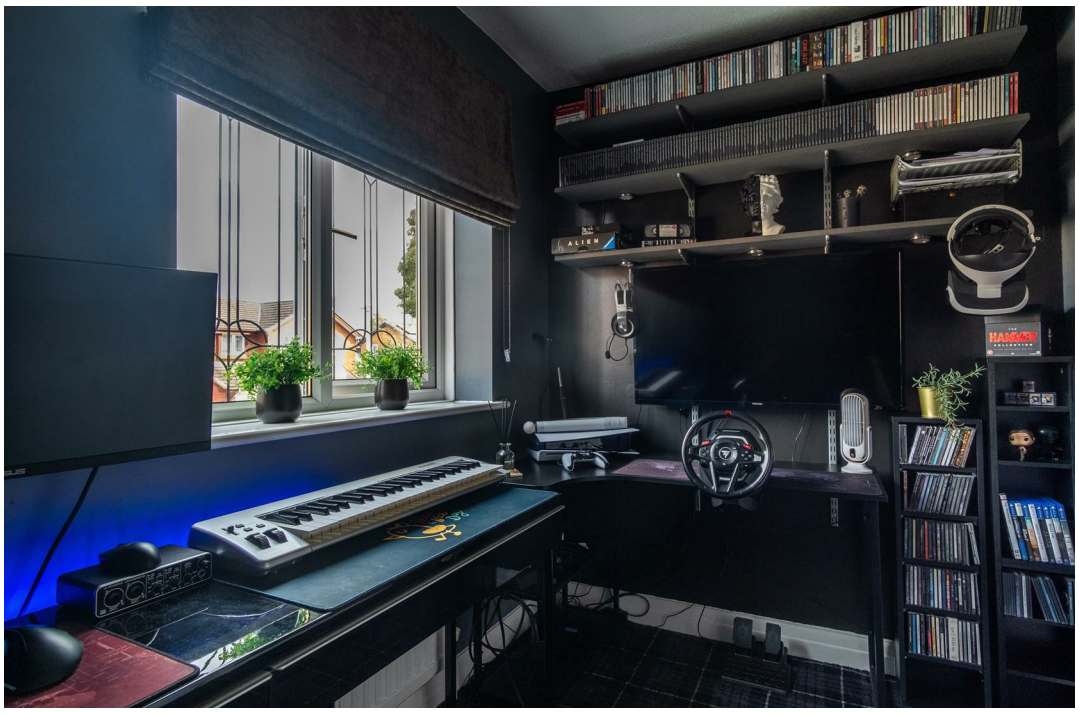






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AFN 5
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BEN ROSE
FOR SALE





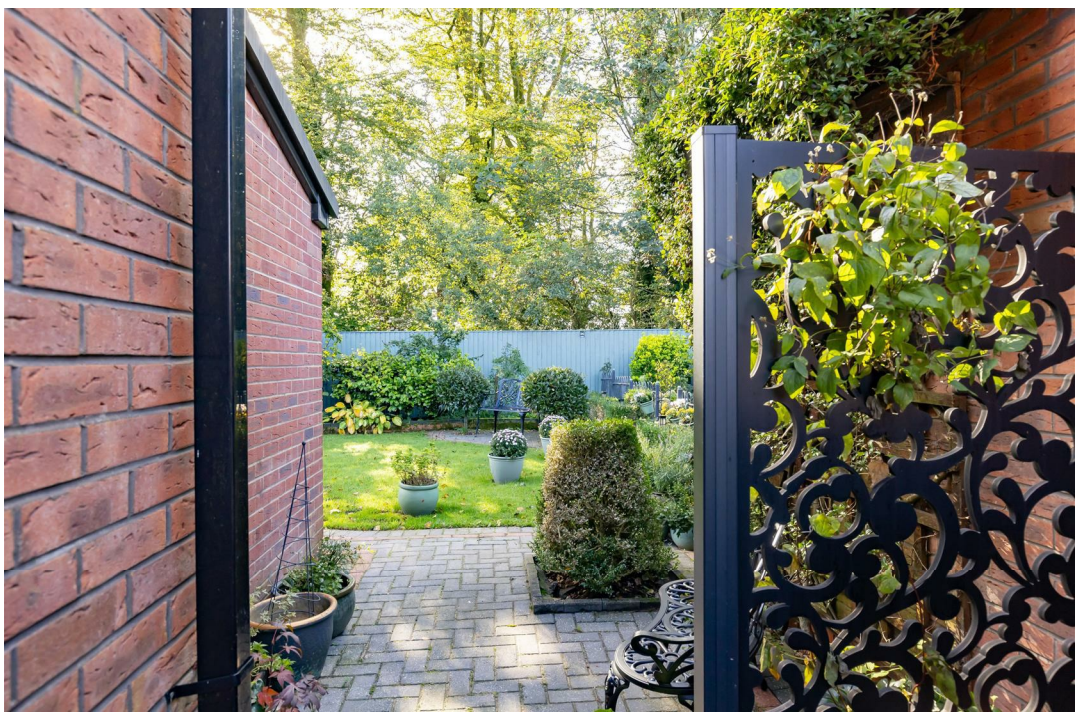
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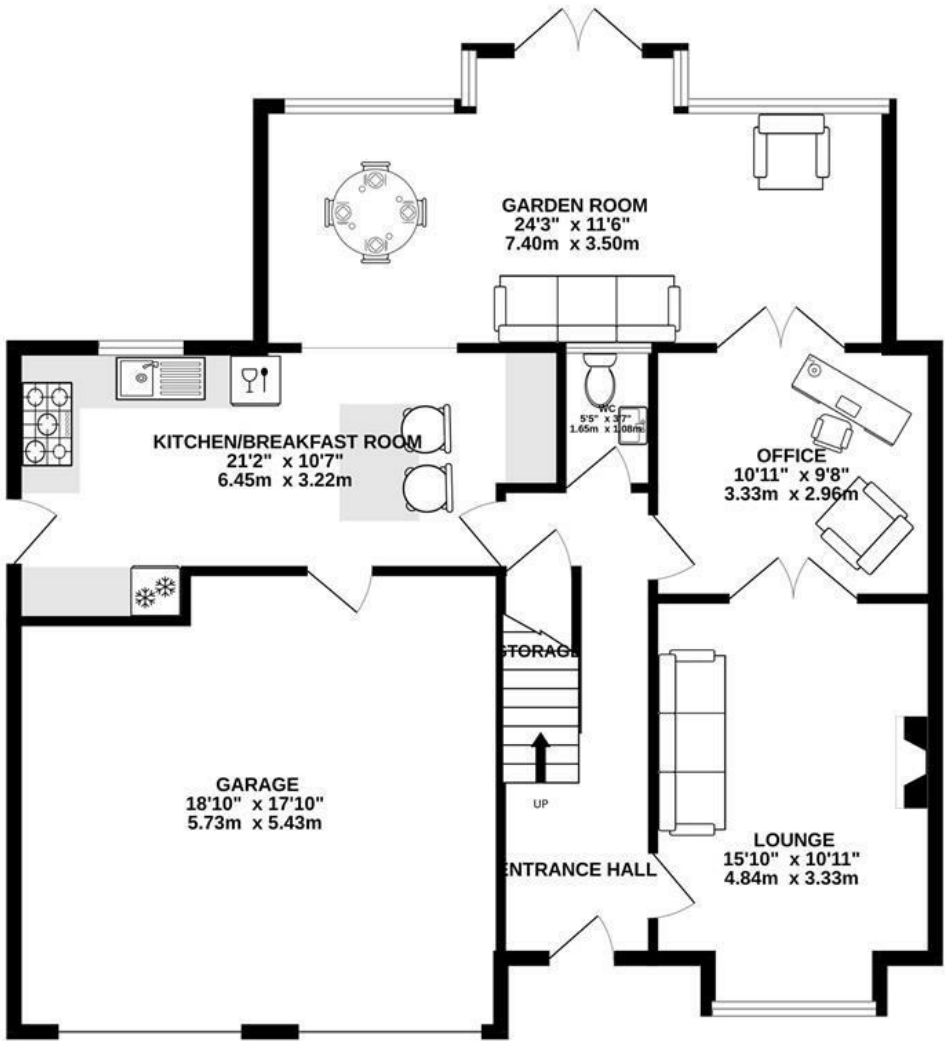




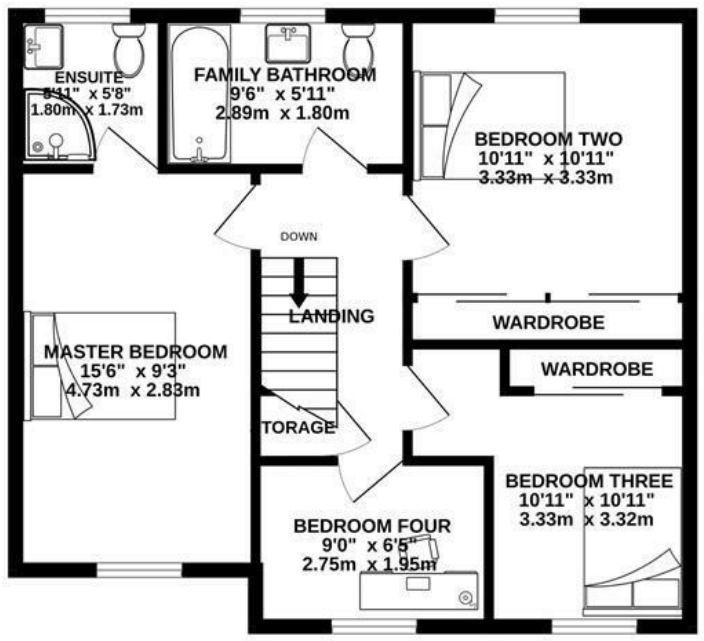
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GROUND FLOOR
1148 sq.ft. (106.6 sq.m.) approx.



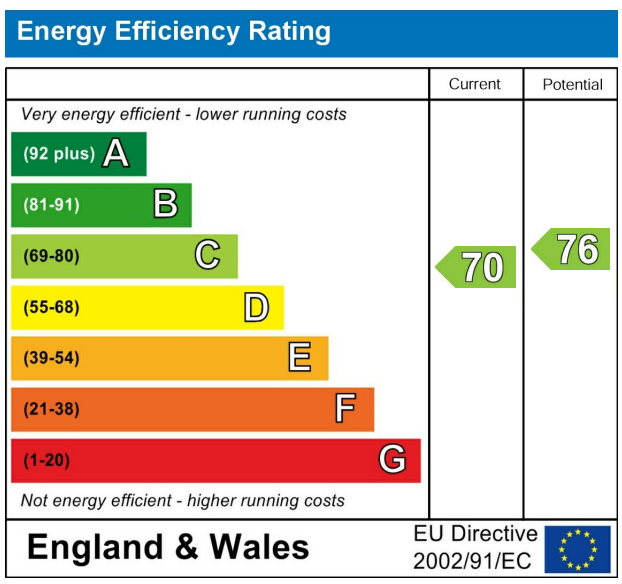

1ST FLOOR
595 sq.ft. (55.3 sq.m.) approx.

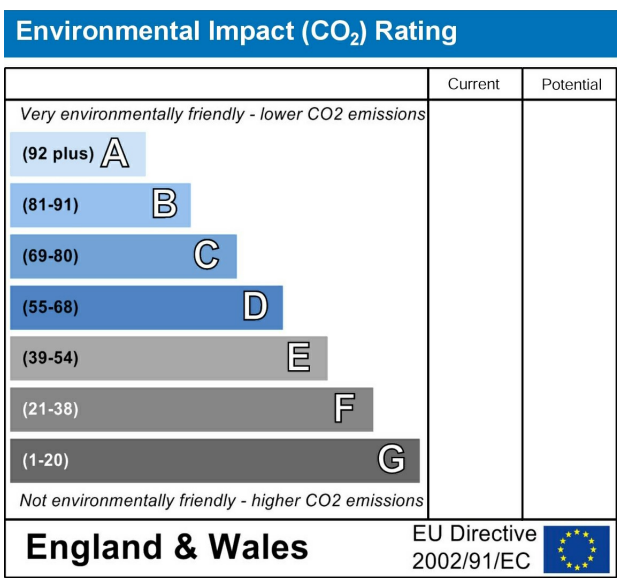


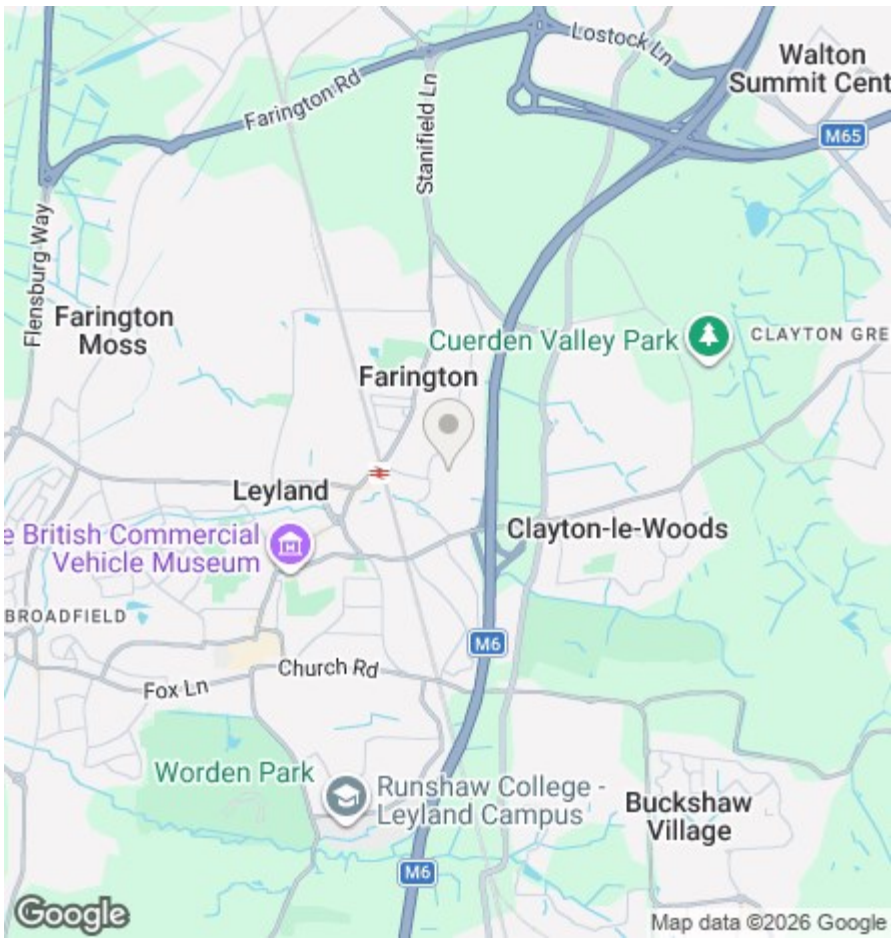

TOTAL FLOOR AREA : 1743 sq.ft. (161.9 sq.m.) approx.

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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