BEN ROSE



Twill Road, Farington Moss, Leyland

Offers Over £350,000

Ben Rose Estate Agents are pleased to present to market this beautiful four bedroom detached family home, ideally positioned within the desirable semi-rural setting of Farington Moss, Leyland. Offering a superb blend of contemporary design, generous living accommodation and excellent energy-conscious features, this impressive home is perfectly suited to modern family life. At its heart is a substantial open-plan kitchen, dining and entertaining room, creating an exceptional space for everyday family living and hosting guests. Farington Moss offers an appealing balance of peaceful surroundings and excellent connectivity, with local schools, shops and everyday amenities close by, whilst Leyland town centre provides a wider selection of supermarkets, independent shops, cafés, restaurants and leisure facilities. The area is particularly well placed for families, with Farington Moss St Paul's Church of England Primary School nearby, while attractions and green spaces including Worden Park, Cuerden Valley Park and the British Commercial Vehicle Museum are within easy reach. Leyland railway station provides rail connections towards Preston, Manchester, Liverpool and Blackpool, while the A582 offers convenient access to the M6, M61 and M65 motorway networks, making this an excellent base for commuters travelling throughout Lancashire and the wider North West.

Upon entering, the welcoming reception hall immediately sets the tone for the home's bright and contemporary interior, featuring attractive tiled-effect vinyl flooring, an integrated storage cupboard and the staircase rising to the first floor. From here, the downstairs WC is positioned to the right, while the spacious front lounge sits to the left and benefits from a large front-facing window which floods the room with natural light. Straight ahead lies the true centrepiece of the home, the generously proportioned kitchen, dining and entertaining room. Designed with family life and entertaining in mind, this impressive open-plan space provides ample room for dining, relaxing and socialising, with a modern fitted kitchen complemented by a range of integrated appliances. Vinyl plank flooring flows throughout, whilst large tri-fold doors provide a superb connection with the rear garden, creating a wonderful sense of space and making the room particularly well suited to summer entertaining. A door from the kitchen leads through to the practical utility room, which continues the vinyl plank flooring, benefits from a range of integrated appliances and provides an external door leading conveniently to the side of the property.

Ascending to the first floor, the accommodation continues to impress with four well-proportioned bedrooms, providing the flexibility that modern families demand. The principal bedroom enjoys a particularly attractive outlook over the rear garden through its large window and benefits from a private en-suite featuring tiled flooring and a generous walk-in shower. Bedroom two is positioned to the front of the property and benefits from a large front-facing window, while bedroom three enjoys a pleasant outlook across the rear garden. Bedroom four, also positioned to the front, provides excellent versatility as a child's bedroom, guest room or home office. Completing the first floor is the three-piece family bathroom, which features tiled flooring together with a bath and hand shower, providing a practical and comfortable space for family use.

Externally, the property is approached via a substantial tarmacked driveway offering ample parking for multiple vehicles and extending down the right-hand side of the home towards the detached garage. A lawned front garden adds an attractive green outlook, with a pathway leading directly to the entrance door. To the rear is an enclosed lawned garden offering a fantastic setting for children to play, outdoor dining and relaxed family time, with a number of young trees planted along the rear boundary providing an attractive backdrop as they mature. A gate also provides convenient access to the detached garage and driveway along the side of the property. Combining generous four bedroom accommodation, an exceptional open-plan kitchen, dining and entertaining space, a private rear garden, detached garage and integrated in-roof solar panels, this outstanding family home offers a superb opportunity for those seeking modern living in a peaceful yet exceptionally well-connected Lancashire location.





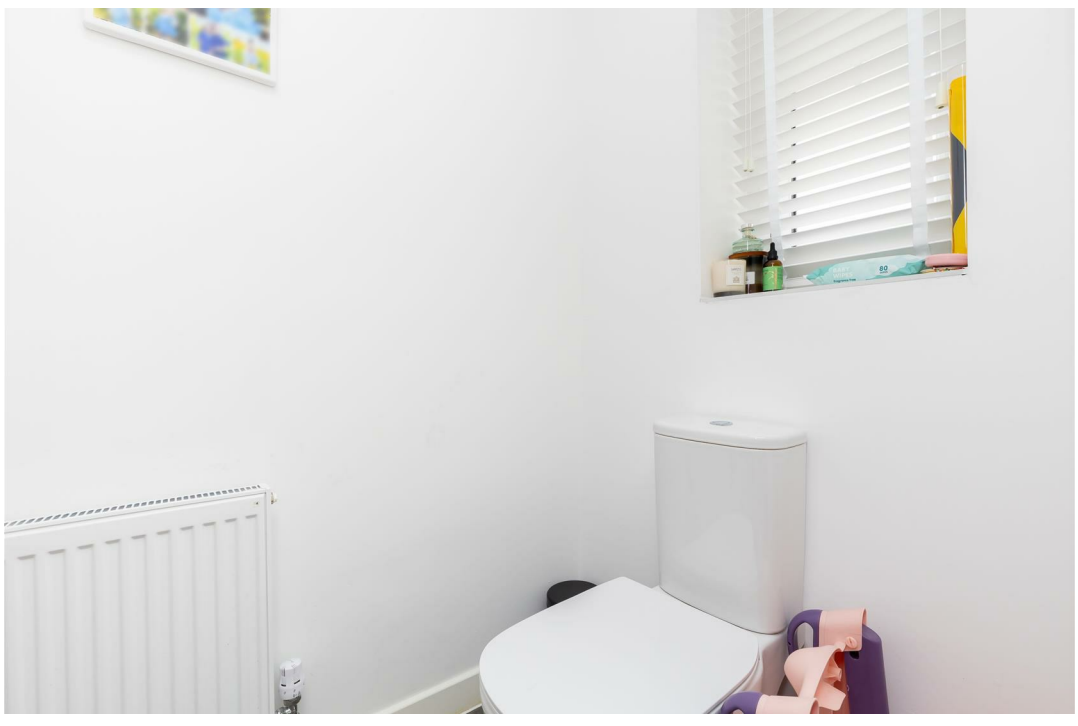
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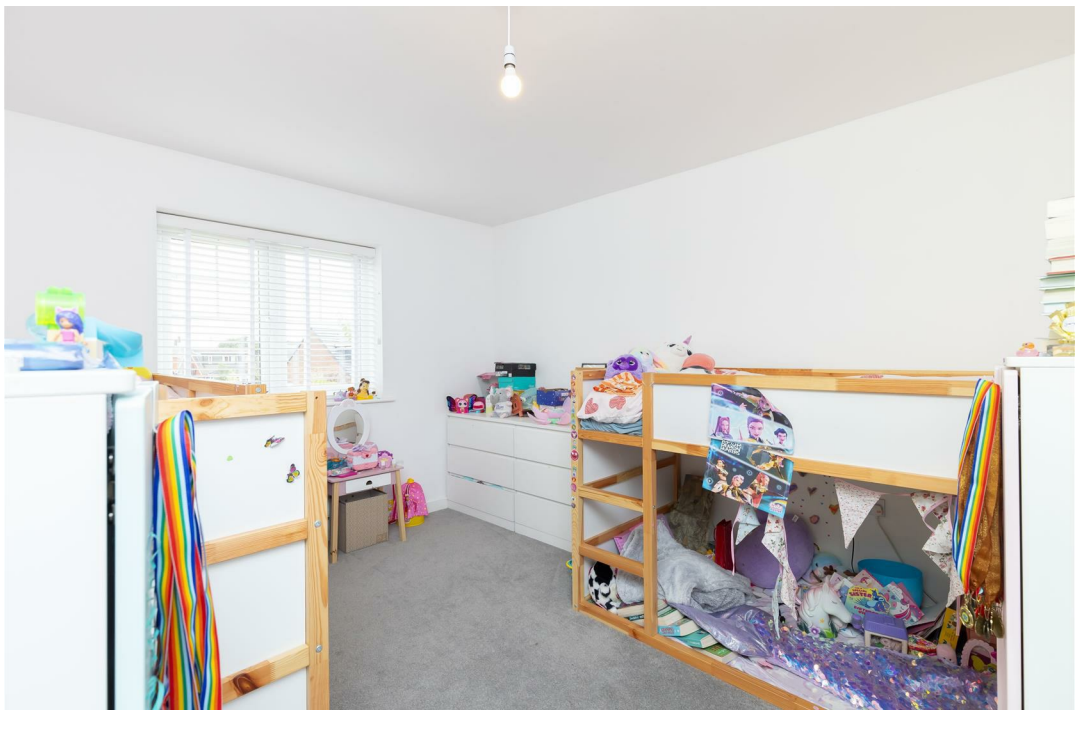

ideal
LOGIC
SAMSUNG







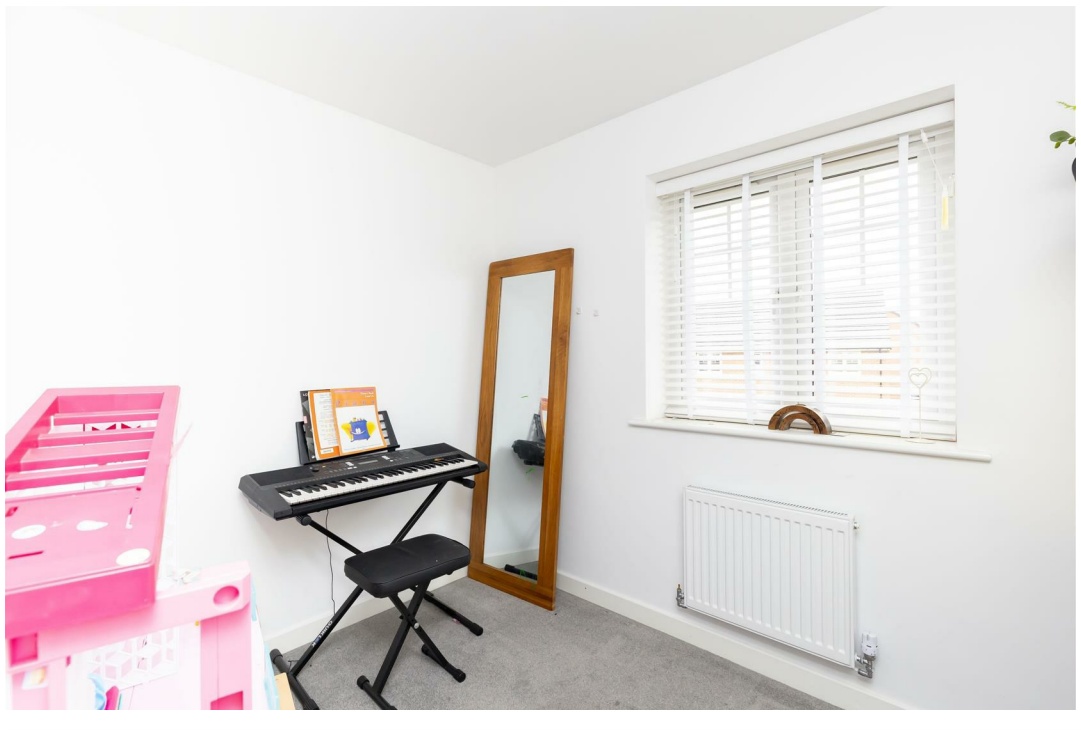


















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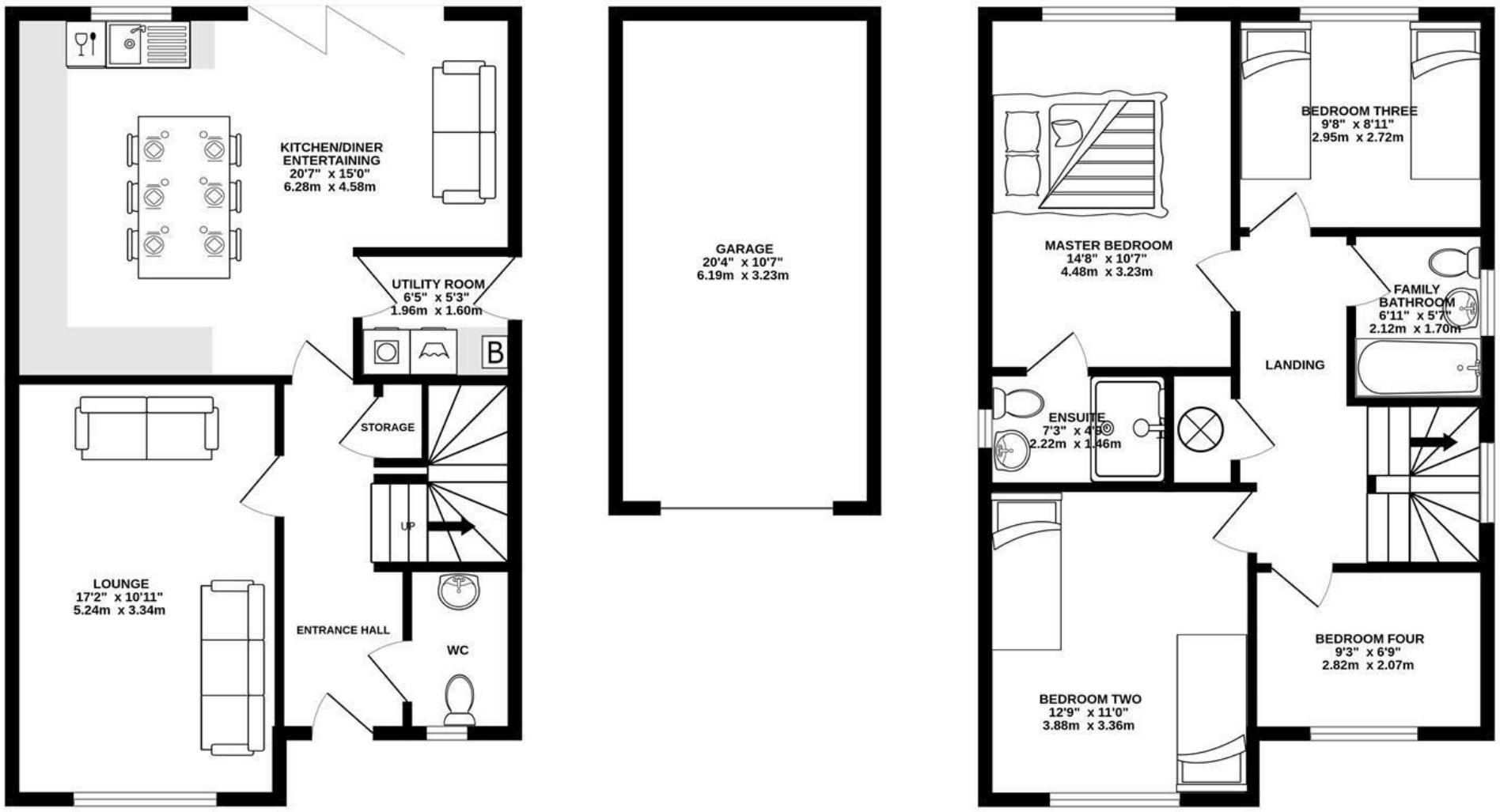


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GROUND FLOOR
852 sq.ft. (79.2 sq.m.) approx.

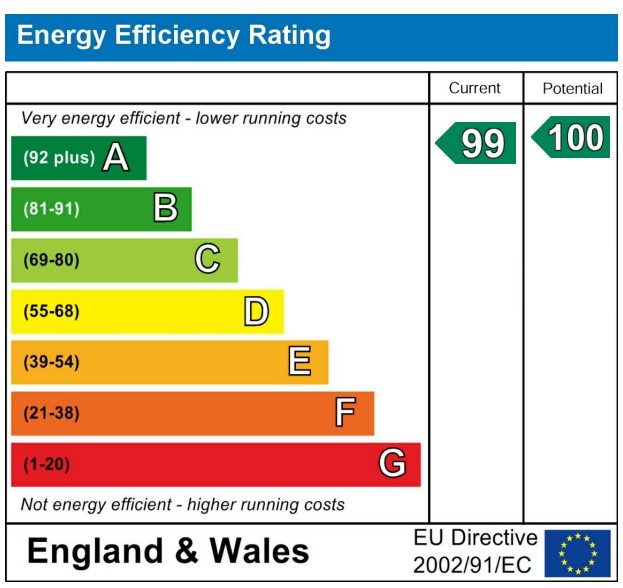
1ST FLOOR
638 sq.ft. (59.2 sq.m.) approx.

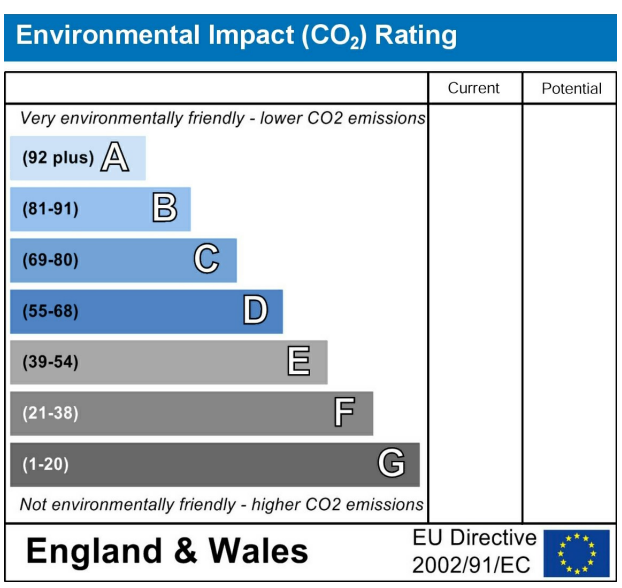


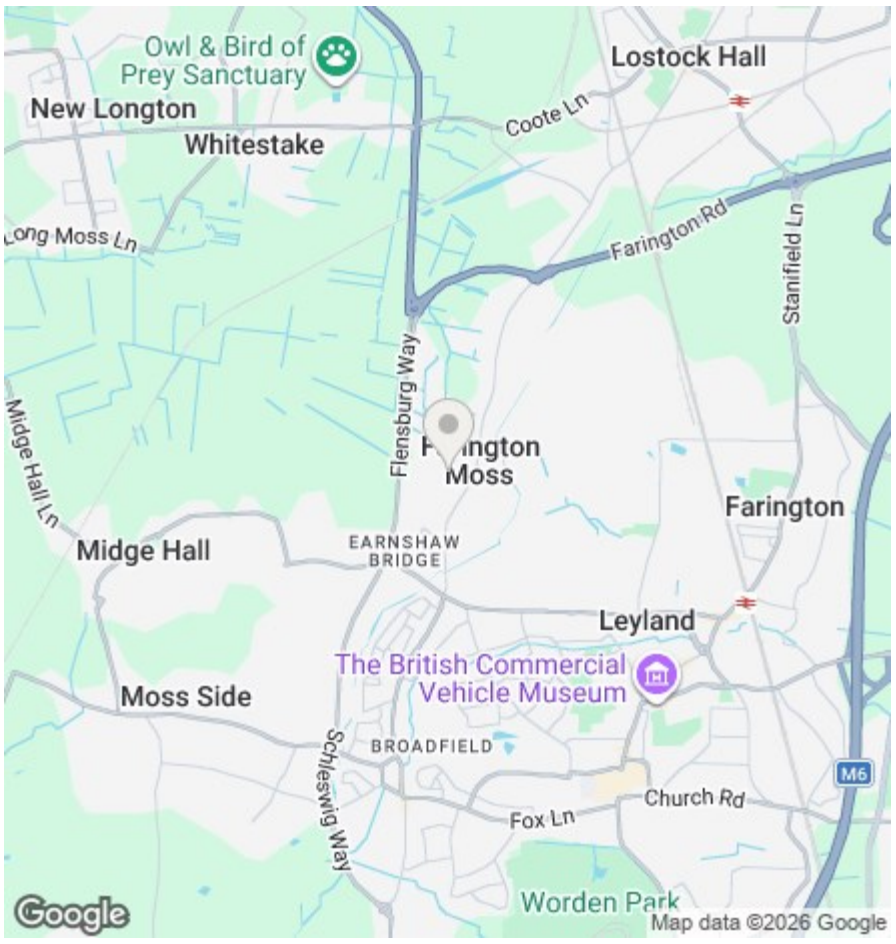
TOTAL FLOOR AREA : 1490 sq.ft. (138.4 sq.m.) approx.

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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