BEN ROSE



Harts Close, Leyland

£375,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented, four-bedroom detached family home, situated on an exclusive cul-de-sac of just three properties in Leyland. Offering generous and versatile living accommodation throughout, this impressive home is ideally suited to growing families seeking a modern property with spacious rooms, multiple reception areas and a well-maintained garden. The property is conveniently positioned within easy reach of a range of local amenities, including shops, supermarkets, highly regarded schools and leisure facilities, whilst Leyland town centre offers a wider selection of restaurants, cafés and everyday conveniences. Excellent transport links are also close by, with Leyland train station providing direct connections to Preston, Manchester and beyond, regular bus services operating throughout the area, and the M6 and M61 motorways within easy reach. Preston, Chorley and other surrounding towns are also easily accessible, making this an ideal location for commuters and families alike.

Stepping into the home, you are welcomed into a spacious reception hall, where the staircase rises to the first floor and doors provide access to the majority of the ground floor accommodation. Karndean flooring has been fitted and flows through the hall and other rooms. Positioned to the front of the property is the family dining room, a versatile space that could equally be utilised as a games room, cinema room or home gym depending on the needs of the new owners. Across the hall is a separate study, providing an ideal space for those working from home. Continuing through the ground floor, there is a practical utility room with access through to the downstairs WC. To the rear of the home sits the spacious lounge, beautifully presented and centred around a bespoke media wall, with French doors opening directly onto the garden and allowing plenty of natural light to fill the room. Completing the ground floor is the sizeable and modern kitchen, fitted with a wide range of integrated appliances and offering ample space for both cooking and dining. Further French doors provide another connection to the rear garden, creating a wonderful flow between the indoor and outdoor spaces.

Moving upstairs, the first-floor landing provides access to four well-proportioned double bedrooms, offering excellent flexibility for family living. The master bedroom benefits from fitted wardrobes along with a luxurious en-suite shower room, while bedroom two also enjoys the added convenience of its own stylish en-suite. The remaining two double bedrooms are both generously sized and can comfortably accommodate a range of bedroom furniture. Completing the first floor is the three-piece family bathroom, fitted with an over-bath shower and serving the remaining bedrooms.

Externally, the property offers a driveway running down the side of the home, providing off-road parking for up to two cars and leading through to the single garage at the rear. The rear garden has been attractively landscaped and provides an excellent space for both relaxing and entertaining. Immediately outside the property is a seating area, bordered by established planting, which leads onto a good-sized lawn. A further seating area can also be found behind the garage, offering an additional private spot to enjoy throughout the warmer months. With its beautifully presented interiors, versatile living accommodation, four double bedrooms and desirable setting on a small and exclusive street, this fantastic detached home presents an excellent opportunity for families looking to settle in a sought-after area of Leyland.





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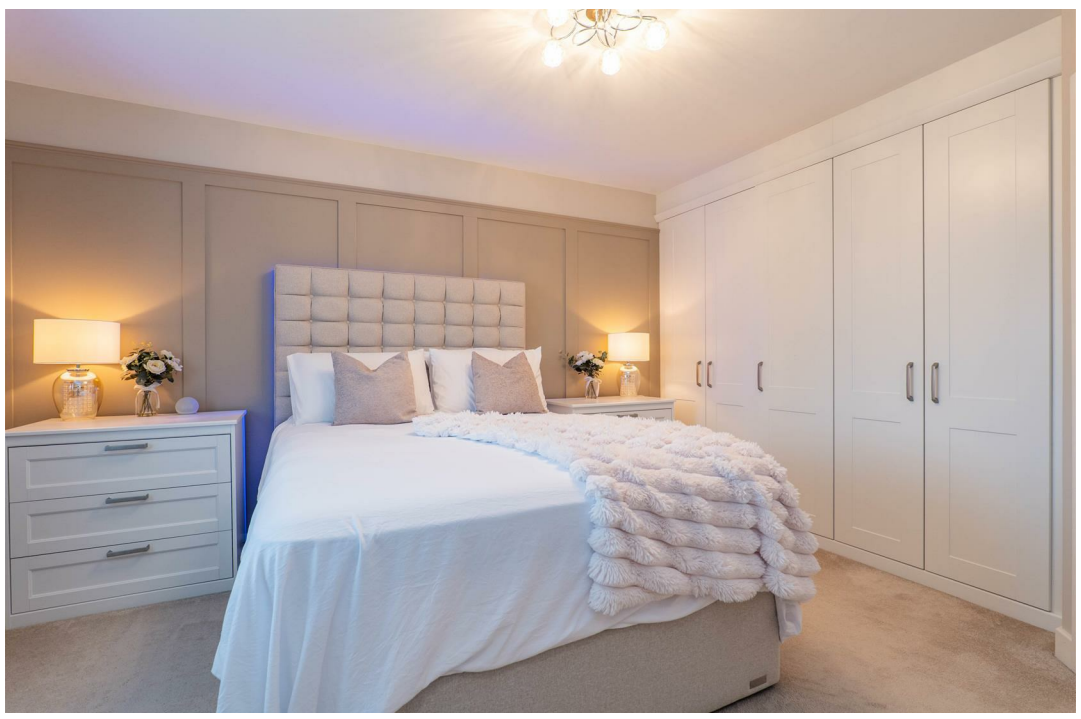


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GROUND FLOOR
873 sq.ft. (81.1 sq.m.) approx.

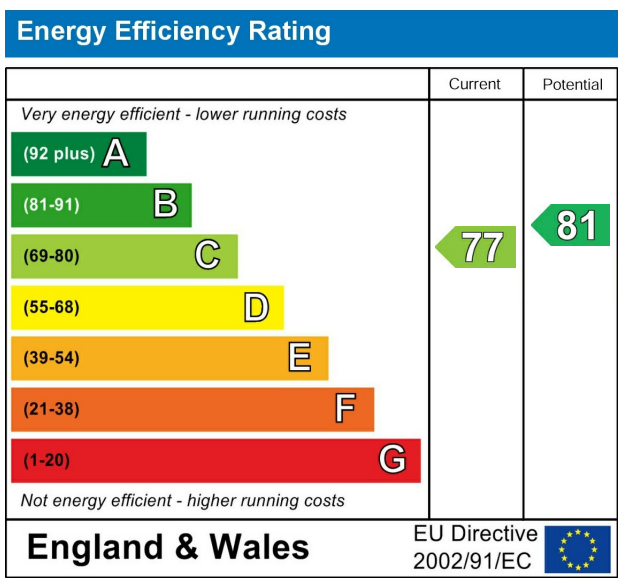
1ST FLOOR
698 sq.ft. (64.9 sq.m.) approx.

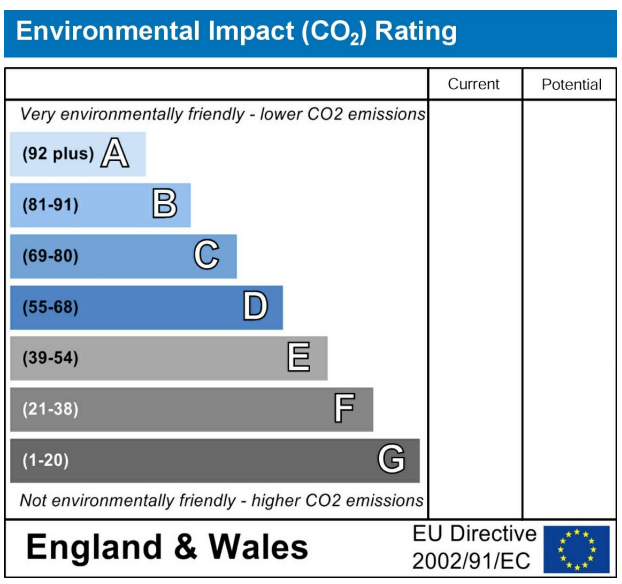


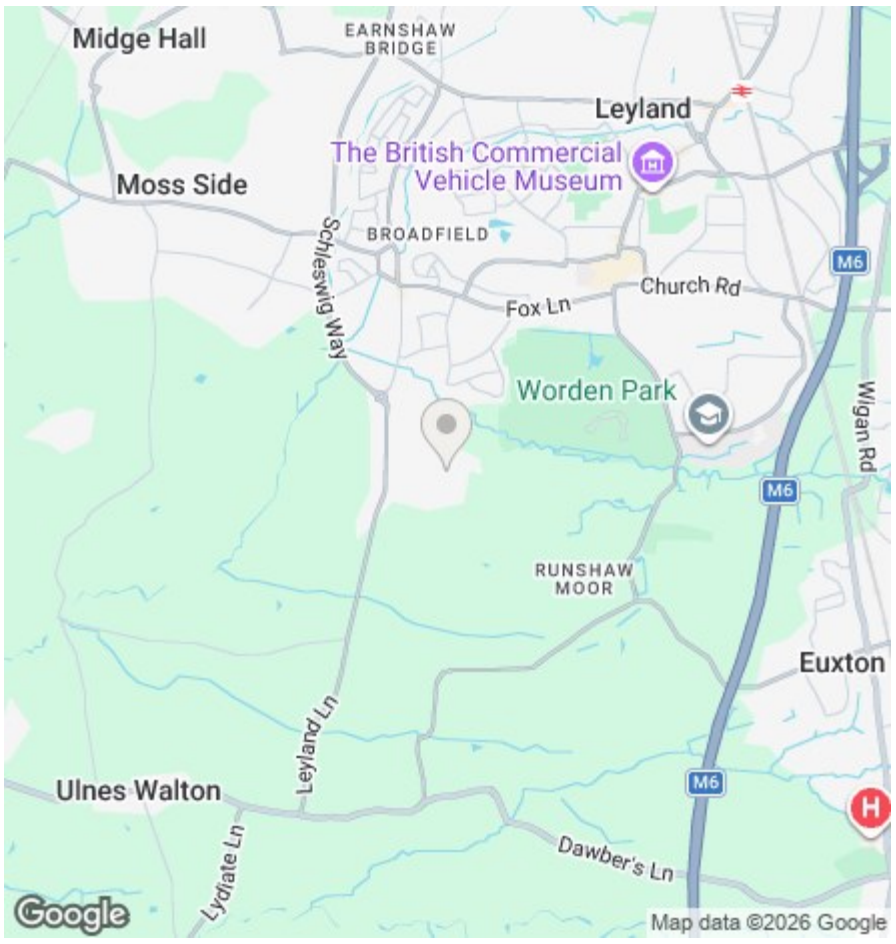
TOTAL FLOOR AREA : 1572 sq.ft. (146.0 sq.m.) approx.

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.







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