



## Whiteleaf Place, Leyland

**Offers Over £475,000**

Ben Rose Estate Agents are pleased to present to market this impressive detached family home, situated on a generous corner plot in the highly sought-after area of Clayton-Le-Woods. Tastefully decorated throughout, this spacious property offers versatile living accommodation across three floors, making it ideal for growing families. The home enjoys a prime location, providing excellent access to nearby Leyland and Chorley, as well as convenient transport links via Leyland train station, offering routes to Preston, Manchester and Liverpool. The M6, M61 and M65 motorways are all within easy reach, and there are regular bus services to Chorley and Preston. Families will also appreciate the proximity to local amenities, reputable schools, and the scenic Cuerden Valley Park.

Upon entering the property, you are welcomed into a spacious entrance hall that provides access to the principal ground floor rooms. The lounge is positioned to the rear and benefits from French doors that open out to the garden, allowing for plenty of natural light. The heart of the home is the large open plan kitchen/dining room, featuring a contemporary fitted kitchen complete with integrated double oven, five-ring gas hob and dishwasher, as well as French doors leading out to the garden—perfect for entertaining. A convenient utility room with integrated washing machine sits just off the kitchen, alongside a well-proportioned study and a ground floor WC.

Moving to the first floor, the property offers a stunning master bedroom suite complete with a modern ensuite bathroom and walk-in shower. There are three further double bedrooms on this level, all generously sized, along with a stylish four-piece family bathroom featuring a large bath and walk-in shower. The second floor provides additional flexible living space, including a spacious second bedroom with Velux windows and its own ensuite shower room, as well as a den/playroom which could also serve as a sixth bedroom. A large landing area with Velux windows enhances the sense of space and light.

Externally, the property boasts a well-maintained front garden with lawn and planted borders, while a driveway to the side provides off-road parking for up to two cars and leads to a double garage. The rear garden is private and beautifully maintained, featuring a generous lawn, established plant borders, and a wooden decking seating area, as well as a covered decking space for year-round enjoyment. With the added benefit of solar panels, this exceptional home combines comfort, efficiency and style, making it a superb opportunity for families seeking a long-term residence.





















































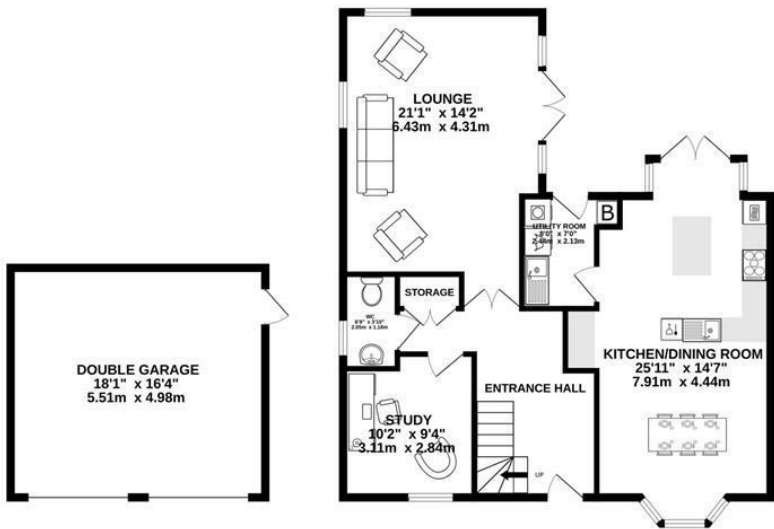






# BEN ROSE

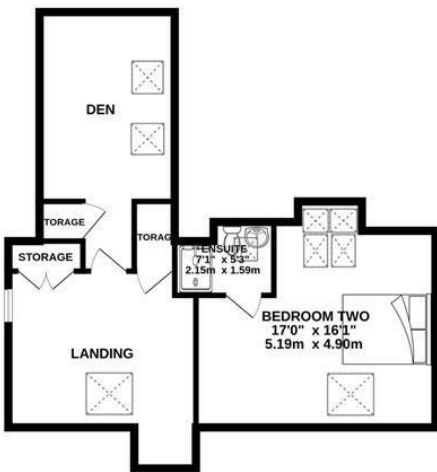
GROUND FLOOR  
1158 sq.ft. (107.6 sq.m.) approx.



1ST FLOOR  
836 sq.ft. (77.7 sq.m.) approx.



2ND FLOOR  
597 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 2590 sq.ft. (240.7 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                                                                           |
| <i>Very energy efficient - lower running costs</i> |           |                                                                                     |
| (92 plus) <b>A</b>                                 | <b>92</b> | <b>92</b>                                                                           |
| (81-91) <b>B</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>                                    |           |                                                                                     |
| <i>Not energy efficient - higher running costs</i> |           |                                                                                     |
| 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                                                     | 90      | 90                                                                                    |
| (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 |         |                                                                                       |
| England & Wales                                                 |         |                                                                                       |
| EU Directive 2002/91/EC                                         |         |  |

