BEN ROSE



Cyclamen Close, Leyland

Offers Over £330,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom detached family home, situated in the popular area of Leyland, Lancashire. Finished to a high standard throughout, this impressive property has benefited from a range of recent upgrades, including a brand-new luxury fitted kitchen, a new family bathroom, a new combination boiler with a five-year warranty, new windows and doors throughout, and a complete new central heating system with radiators. Further benefits include a private en-suite to the master bedroom, a detached garage, an EV charging point and a recently landscaped rear garden, making this an excellent opportunity for families seeking a home that combines modern comfort with practical living space. Leyland offers a wealth of everyday amenities, including supermarkets, independent shops, cafés, restaurants and well-regarded schools, alongside nearby parks and leisure facilities. The town centre and Leyland railway station provide convenient access to surrounding areas, with rail connections towards Preston and Manchester, while local bus services offer further transport options. For commuters, the nearby M6, M61 and M65 motorways provide excellent links across Lancashire and beyond, with Preston, Chorley and the wider North West all within easy reach. Combining a convenient location with a thoughtfully updated interior, this is a home ideally suited to the needs of modern family life.

Upon entering the property, you are welcomed into a bright and airy reception hall, where decorative tiled flooring adds character and the staircase provides access to the first floor. From here, the spacious front-facing lounge can be found to the left, offering a comfortable setting for relaxing with family or entertaining guests. A large front-facing window allows plenty of natural light to fill the room, while the coved ceiling and vinyl plank flooring create a smart, well-presented finish. Returning to the hallway, a conveniently positioned downstairs WC sits to the right, featuring a two-piece suite, vinyl plank flooring and attractive half-height wooden wall panelling. Straight ahead, the property opens into the generously proportioned kitchen diner, which forms the heart of the home and provides an ideal space for family meals and social gatherings. The recently installed luxury kitchen is fitted with a range of integrated appliances and a breakfast bar, combining contemporary style with everyday practicality, while parquet-effect vinyl plank flooring continues throughout the space. The adjoining dining area offers ample room for a family dining table and benefits from decorative half-height wooden wall panelling and a coved ceiling. A rear-facing kitchen window overlooks the garden, while glazed double doors from the dining area open directly onto the patio, creating a lovely connection between the indoor and outdoor living spaces.

Ascending the staircase to the first floor, you will find three well-proportioned bedrooms, providing versatile accommodation for growing families, guests or those requiring a home office. The master bedroom is positioned to the front of the property and benefits from a large front-facing window, allowing natural light to brighten the space. A particular highlight is the private three-piece en-suite, which features a generous shower enclosure and an integrated storage cupboard, adding both convenience and practicality. Bedroom two is situated to the rear and enjoys a large rear-facing window, while bedroom three also overlooks the rear of the property and offers flexibility to suit a variety of family needs. Completing the first-floor accommodation is the three-piece family bathroom, fitted with tiled flooring and an overhead shower, providing a practical space for the household's daily routines.

Externally, the property benefits from a tarmacked driveway to the front, providing off-road parking for up to two vehicles and leading towards gated access along the side of the home to the detached garage, offering additional storage or potential space for hobbies. To the left of the driveway, a beautifully maintained gravelled garden is complemented by established bushes and shrubs, while flagstone paving extends across the front entrance to create an attractive approach. Moving around to the rear, you will find a generous, recently landscaped gravelled garden, thoughtfully arranged to offer an appealing outdoor space for families to enjoy throughout the seasons. Planted borders run along either side, while a raised border across the rear features mature planting and small trees, adding greenery, privacy and a sense of established charm. A large flagged patio spans the back of the property, providing an ideal spot for outdoor dining, entertaining friends or simply relaxing in the warmer months, with direct access from the kitchen diner making outdoor living effortless. With its stylishly updated interiors, well-balanced accommodation, private en-suite, detached garage, modern heating improvements and attractive landscaped garden, this superb detached home offers a fantastic opportunity for families looking to settle into a property where so much of the hard work has already been completed.





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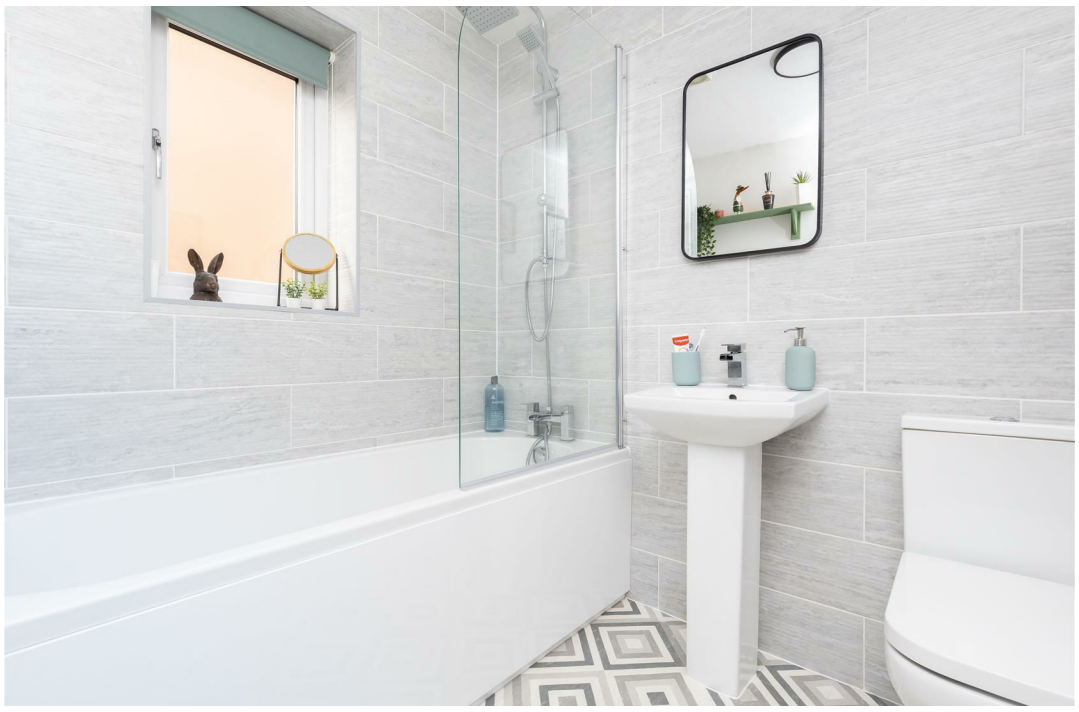






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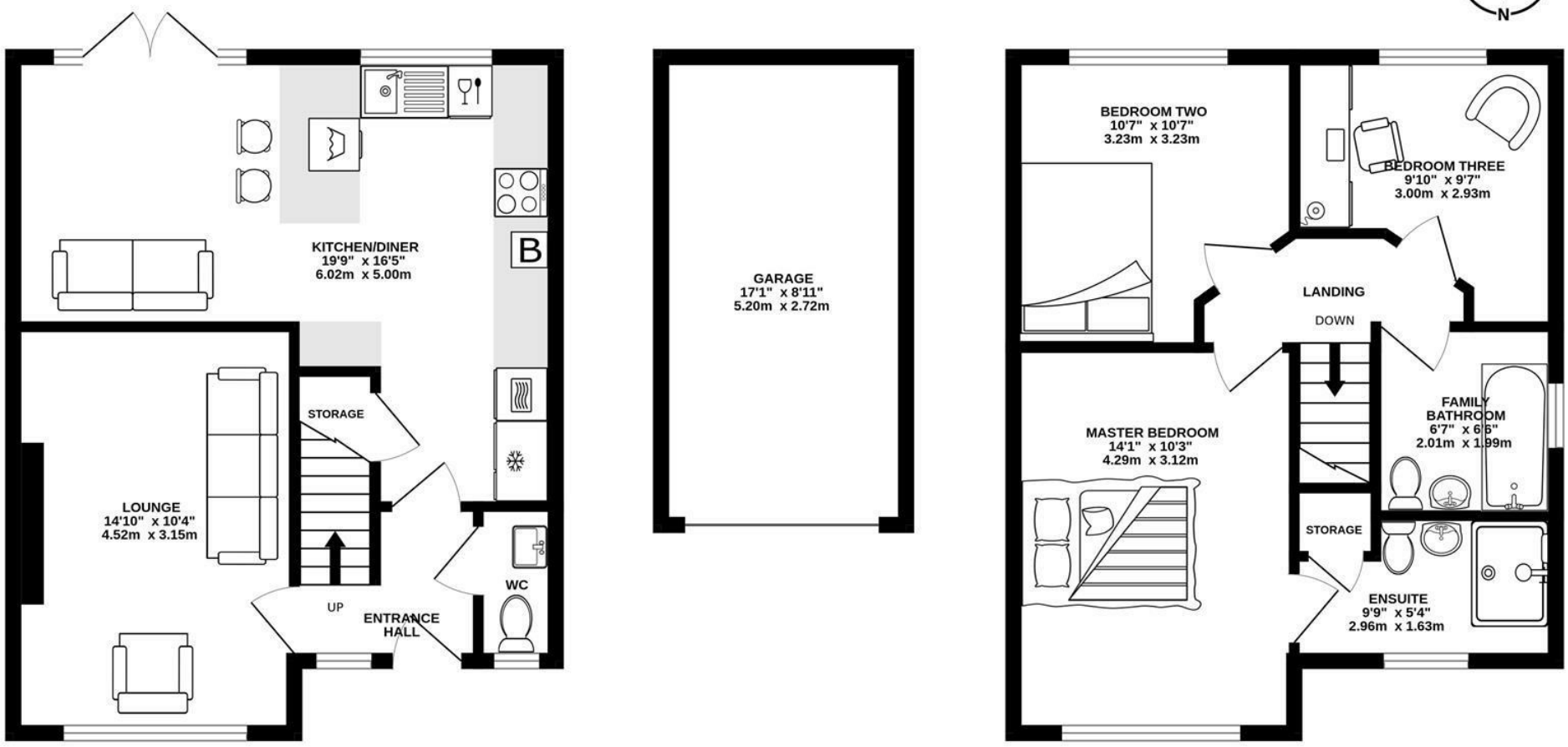


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GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.

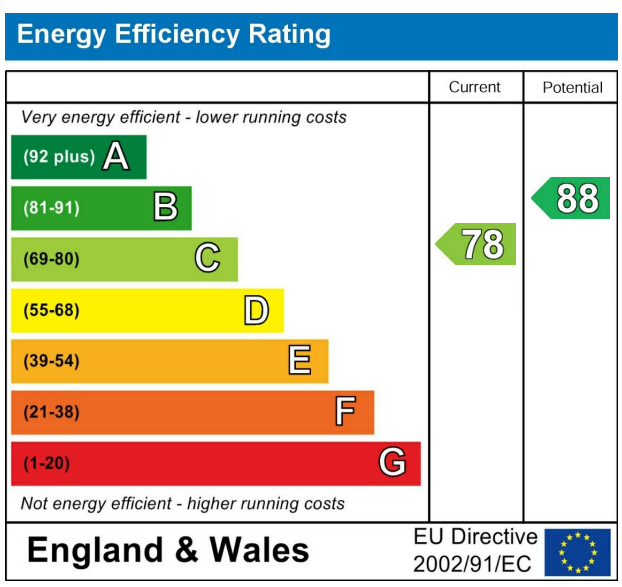
1ST FLOOR
462 sq.ft. (43.0 sq.m.) approx.

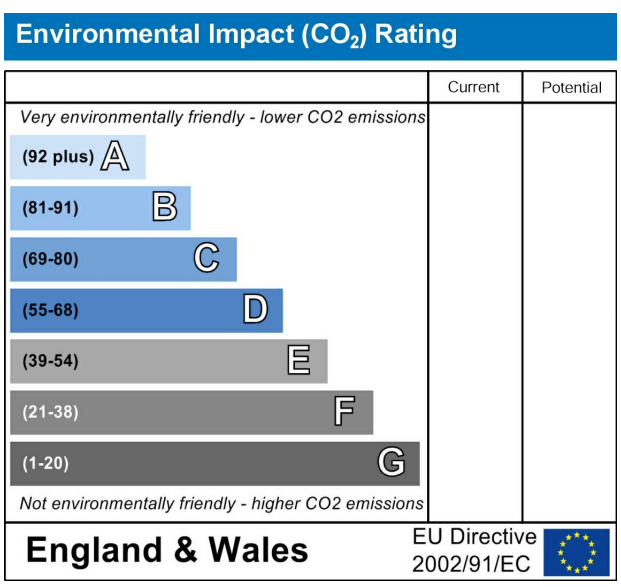


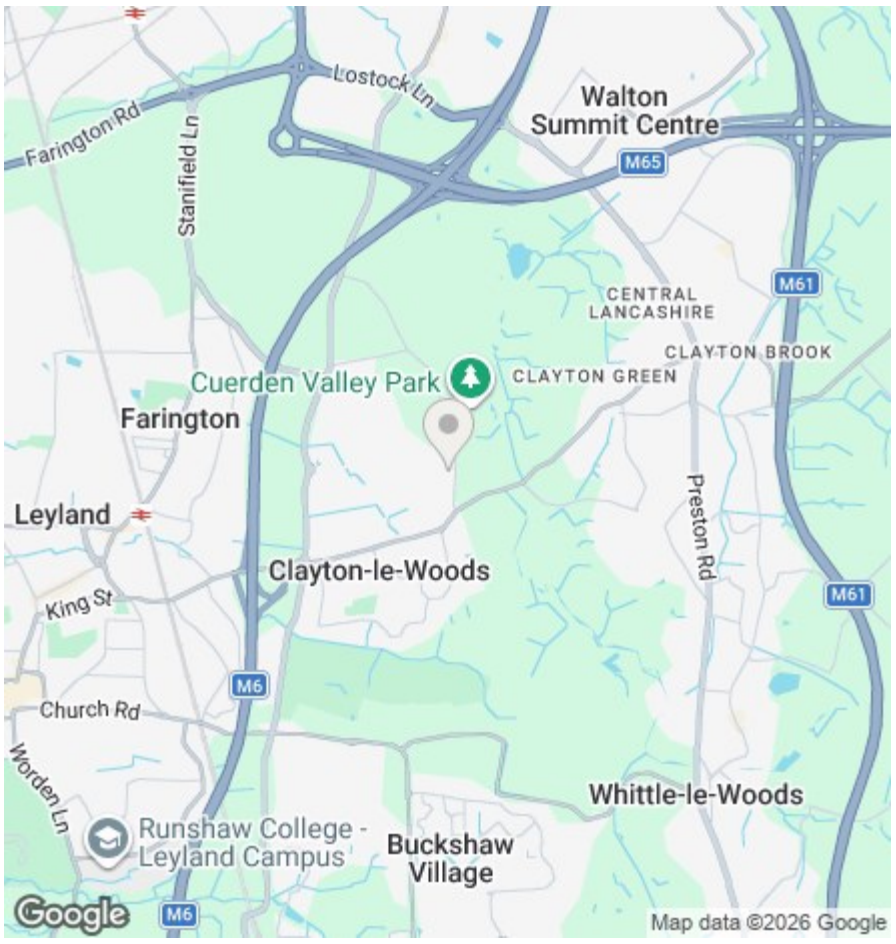
TOTAL FLOOR AREA : 1073 sq.ft. (99.6 sq.m.) approx.

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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