BEN ROSE



Cornflower Court, Leyland

£1,795 Per Month

Ben Rose Estate Agents are pleased to present to the rental market this well-presented four-bedroom detached property, located in a quiet residential area of Leyland. This ideal family home offers spacious living across two floors and is situated on a quiet, family-friendly cul-de-sac. Leyland itself boasts an excellent selection of local amenities, including reputable primary and secondary schools, supermarkets, parks, and leisure facilities. The property is also ideally located for commuters, with Leyland train station just a short drive away, as well as easy access to the M6 and M61 motorways, making travel to Preston, Manchester, and beyond both quick and convenient. Nearby attractions such as Worden Park and Leyland Golf Club further add to the area's appeal for families and outdoor enthusiasts.

As you step into the home, you're greeted by a welcoming reception hall that provides access to the main living spaces, the staircase, and internal access to the garage. To the front of the property, the spacious lounge benefits from dual aspect windows that flood the room with natural light, creating a bright and relaxing atmosphere. Continuing through, you'll find the heart of the home—a modern open-plan kitchen/diner that's perfect for both everyday family life and entertaining guests. The kitchen is fitted with integrated appliances, a convenient breakfast bar, and ample worktop and storage space. The adjoining dining area overlooks the rear garden and is complemented by patio doors that lead outside. Just off the kitchen is a separate utility room and a convenient downstairs WC.

Moving upstairs, the open landing leads to four well-proportioned and versatile bedrooms, ideal for accommodating growing families or creating home office or hobby spaces if desired. The master bedroom features a modern three-piece en-suite shower room, offering a private retreat. The remaining bedrooms are serviced by the stylish family bathroom, which includes a three-piece suite and an over-the-bath shower.

Externally, the front of the property offers a double driveway with parking space for two vehicles, which leads up to an integrated single garage—ideal for storage or secure parking. There is also a small front lawn that adds kerb appeal. To the rear, the generous garden is perfect for families, featuring a well-maintained lawn and a covered patio area—ideal for outdoor dining and year-round enjoyment.

This lovely family home combines practical living with a desirable location, making it an excellent choice for those looking to settle in the heart of Leyland.





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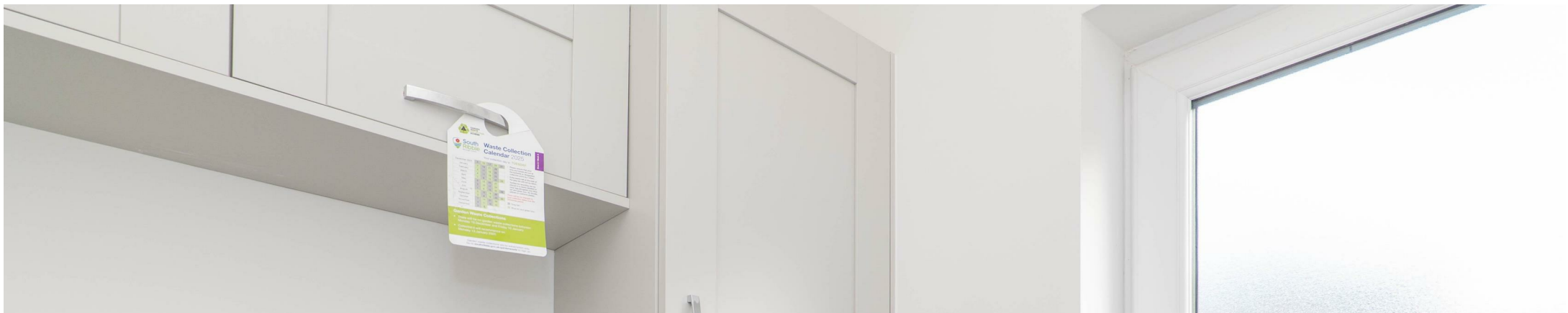




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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should 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.

