



Plot 3 Bannister Brook Gardens, Leyland

Offers Over £624,995

potential to add Garage to this plot please ask for further details

Ben Rose Estate Agents are pleased to present to the market this bespoke new development consisting of four, five-bedroom detached luxury homes in the heart of Leyland. Each plots offer spacious, modern living spaces that are nearing completion. To avoid disappointment, we recommend contacting us as soon as possible to secure your dream home in this gated community, all of which come with freehold status. This plot in particular will have a stunning garden that plot that is not traditional found with new build homes.

Situated in a prime location, these homes boast a perfect blend of modern luxury and tranquility. The properties are well-connected, with easy access to nearby travel links, making your daily commute a breeze. Additionally, the surrounding area offers a range of amenities, including shops, schools, and recreational facilities.

As you step inside the welcoming reception hall of these stunning homes, you'll immediately notice the attention to detail and the quality of construction. The ground floor is designed with convenience in mind, featuring a cloakroom and a luxurious WC. The spacious lounge provides a cozy retreat for relaxing evenings. The heart of the home is the stunning open-plan kitchen/breakfast/family room, complete with bi-folding doors and modern appliances. This space features a striking matte black kitchen with contrasting flooring, complete with an integrated dining area and separate family room located just off. Adjacent is a versatile office space that offers a variety of uses to suit your needs. Completing the ground floor is a convenient utility room and underfloor heating throughout.

Moving to the first floor, you'll discover four generously sized double bedrooms, with bedrooms two and three benefitting from three-piece ensuites and walk-in wardrobes. Bedroom five is versatile and could serve as an office, with its beautiful floor-to-ceiling pitched window. The first floor also features a luxurious four-piece family bathroom with a mount for a TV next to the bath.

Continuing to the second floor, the master bedroom occupies this level. It boasts a separate snug area, perfect for a cozy settee and TV unit, and a lavish four-piece ensuite. The impressive dressing room offers ample storage space and adds to the sense of opulence.

The exterior of the homes is equally impressive. The spacious driveway can accommodate multiple vehicles to the front, with a secluded garden area to the rear that features a patio area and lawn. Beyond here will be a stunning and expansive garden plot (currently under construction) that will offer a variety of uses from a traditional garden to a paddock.

The properties feature slate roofs, an air source heat pump, camera system, alarms, and underfloor heating throughout the ground floor, ensuring both comfort and security.

In conclusion, these exceptional properties in Leyland offer an opportunity for luxurious, modern living in a serene, well-connected location. Don't miss out on the chance to own one of these stunning homes in this brand new development. Contact us today to arrange a viewing and secure your dream home in this exclusive, gated community with substantial gardens.



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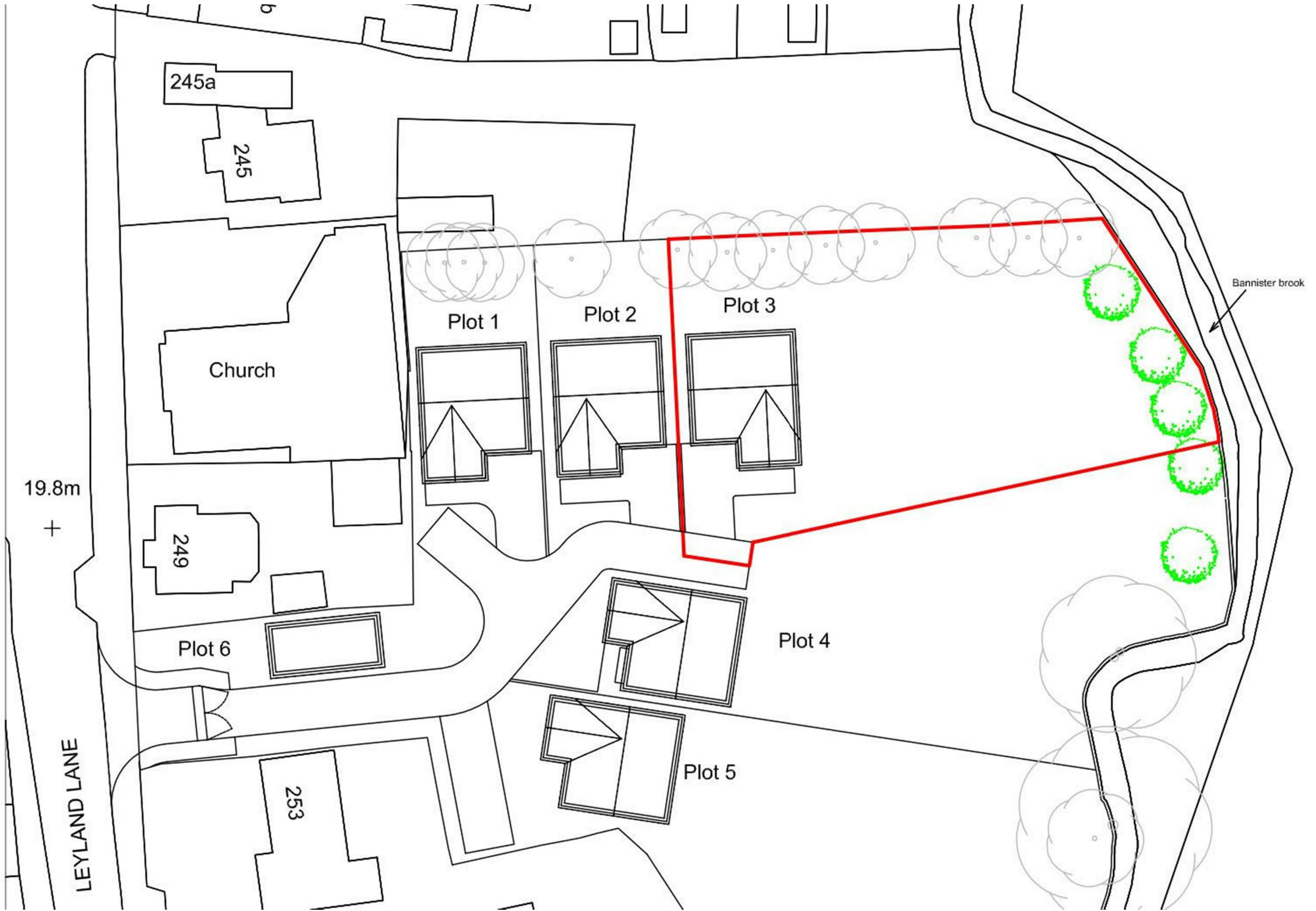






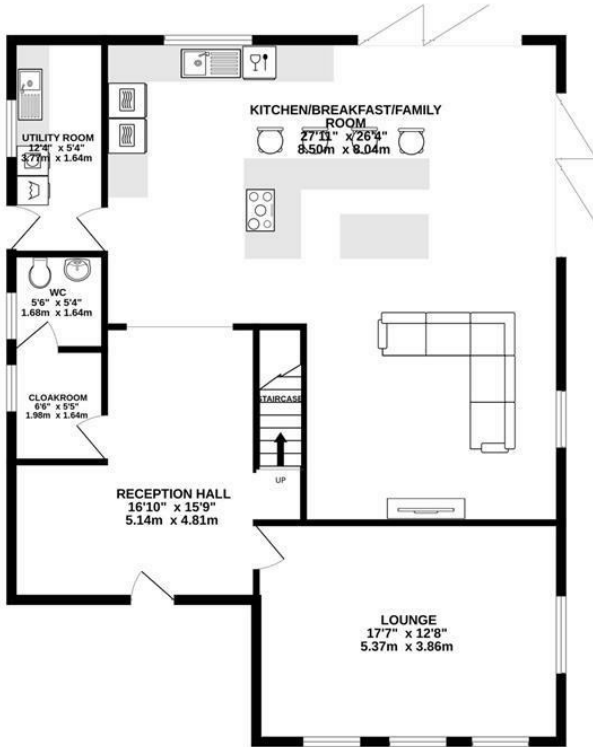




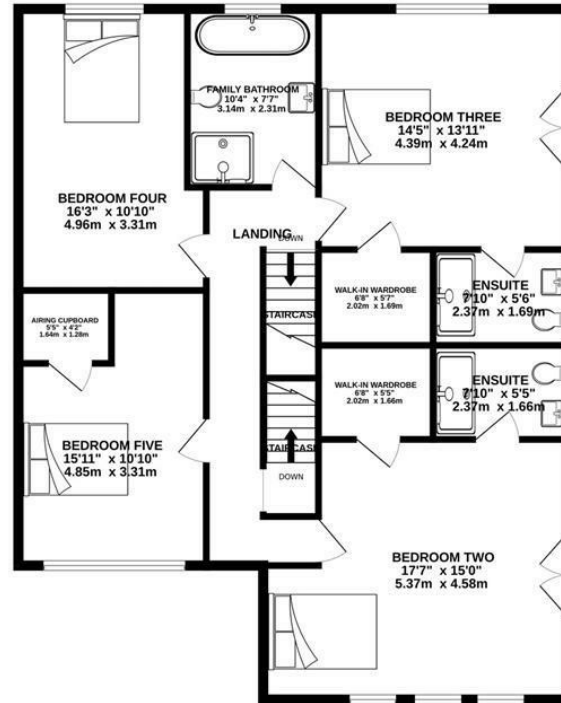


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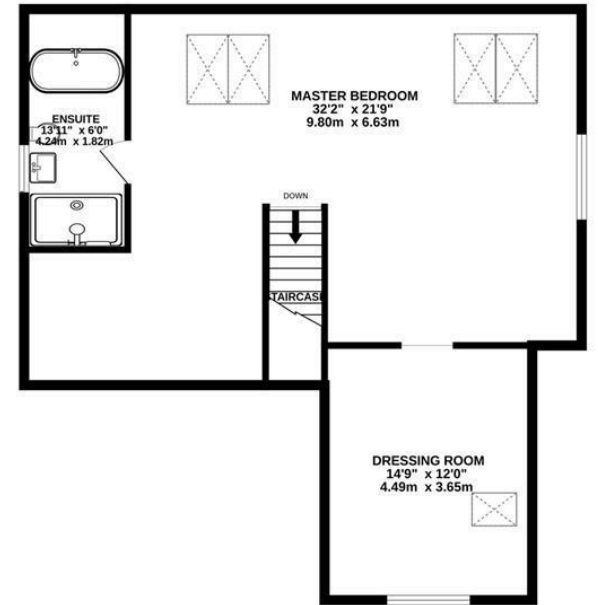
GROUND FLOOR
1171 sq.ft. (108.8 sq.m.) approx.



1ST FLOOR
1157 sq.ft. (107.5 sq.m.) approx.



2ND FLOOR
842 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA : 3298sq.ft. (306.4 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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