

FOR SALE

10, Thornycroft Mews, Leyland, PR26 7BT

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

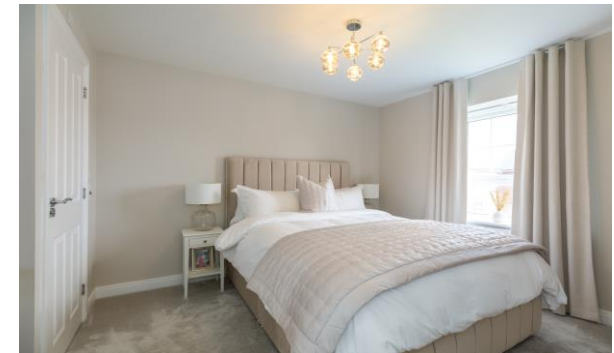
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## 10, Thornycroft Mews, Leyland, PR26 7BT

Outstanding four bed detached family home located on a new development in Midge Hall,

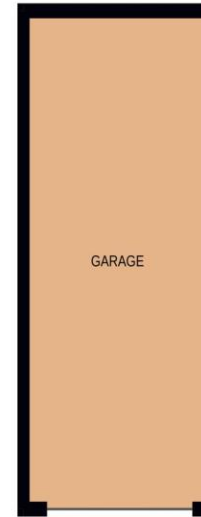
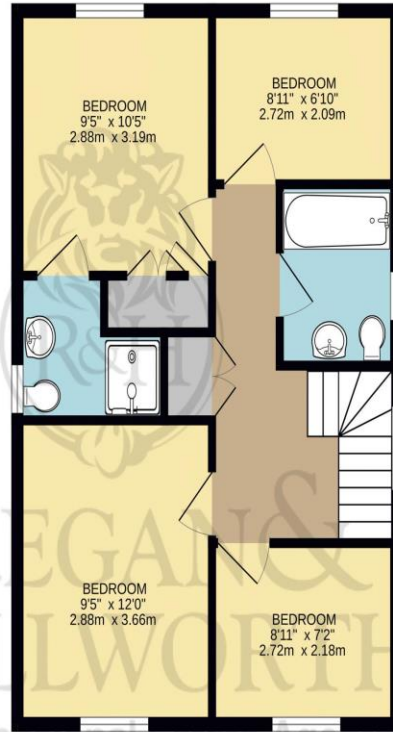
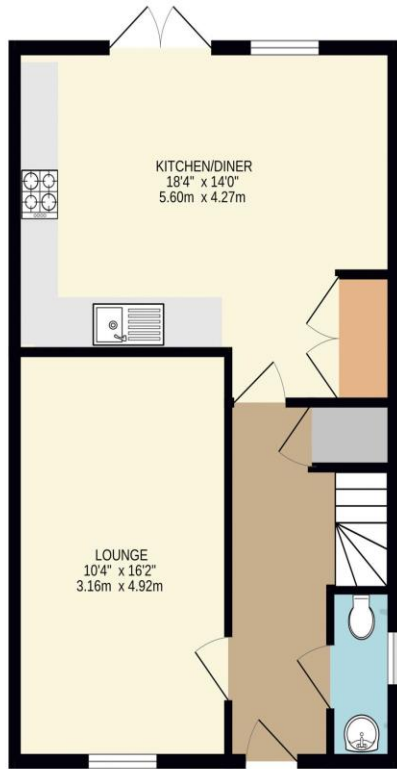


- Outstanding new build detached family home
- Modern open plan kitchen / dining room
- Family bathroom / en-suite / cloak room wc
- Close to schools and amenities
- Excellent sized reception rooms
- Four good sized double bedrooms
- Large gardens / driveway / garage
- 1214 SQ. FT.

This is a fantastic opportunity to purchase an ALMOST NEW David Wilson, four bed detached home. Built in stone there are no more Ingleby style houses available for sale on this modern and popular development in the Midge Hall area of Leyland. Thornycroft Mews boasts excellent accommodation set over two floors along with many upgrades that are not standard with this type of new build home. This includes full flooring throughout and fitted wardrobes to the master bedroom. The kitchen has had a GOLD PACKAGE upgrade from David Wilson and includes a fridge freezer, dishwasher, double oven and washing machine. Included in the sale are all the blinds and curtains and some light fittings. Situated along a quiet cul-de-sac with open aspects to the front this amazing family home offers superb access to a range of local amenities, outstanding schools for all ages, great public transport links and is just a short drive to several major motorway networks. Internally the property is in an immaculate / as new condition with the accommodation briefly comprising of spacious entrance hallway, cloak room wc, large formal lounge / sitting room located to the front with the open aspects, under stair cupboard and then a large open plan kitchen / dining / family room to the rear. There is a large utility cupboard housing the washer and dryer hidden behind doors, stunning fitted kitchen boasting a range of wall, base and drawer units along with appliances and a large dining area with double doors leading out onto a private garden. Up on the first floor the centrally located landing area opens to give access to a large master double bedroom with modern fitted en-suite and fitted wardrobes, second double bedroom located to the front of the property, two smaller double bedrooms and then a modern fitted family bathroom comprising of wc, sink unit and bath with shower over. Externally this impressive home has a large driveway for three cars and a single detached garage with up and over doors, an electric car charger which was installed by the builder along with a well maintained lawned front garden. To the rear there is a large, private and enclosed garden with patio area and well-maintained lawn, ideal for the growing family. There are also added solar panels to the roof. Internal inspection is highly recommended to truly appreciate the deceptive size, outstanding finish and superb location.



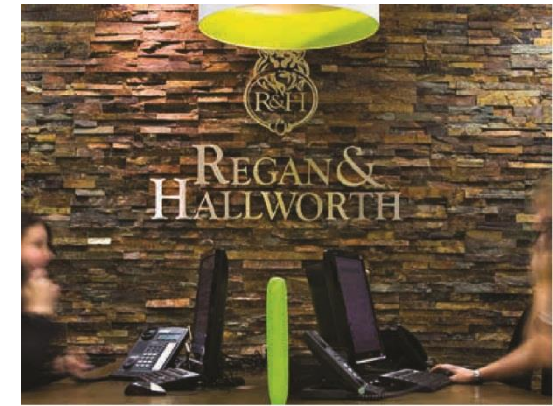




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TOTAL FLOOR AREA : 1214 sq.ft. (112.8 sq.m.) approx.

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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