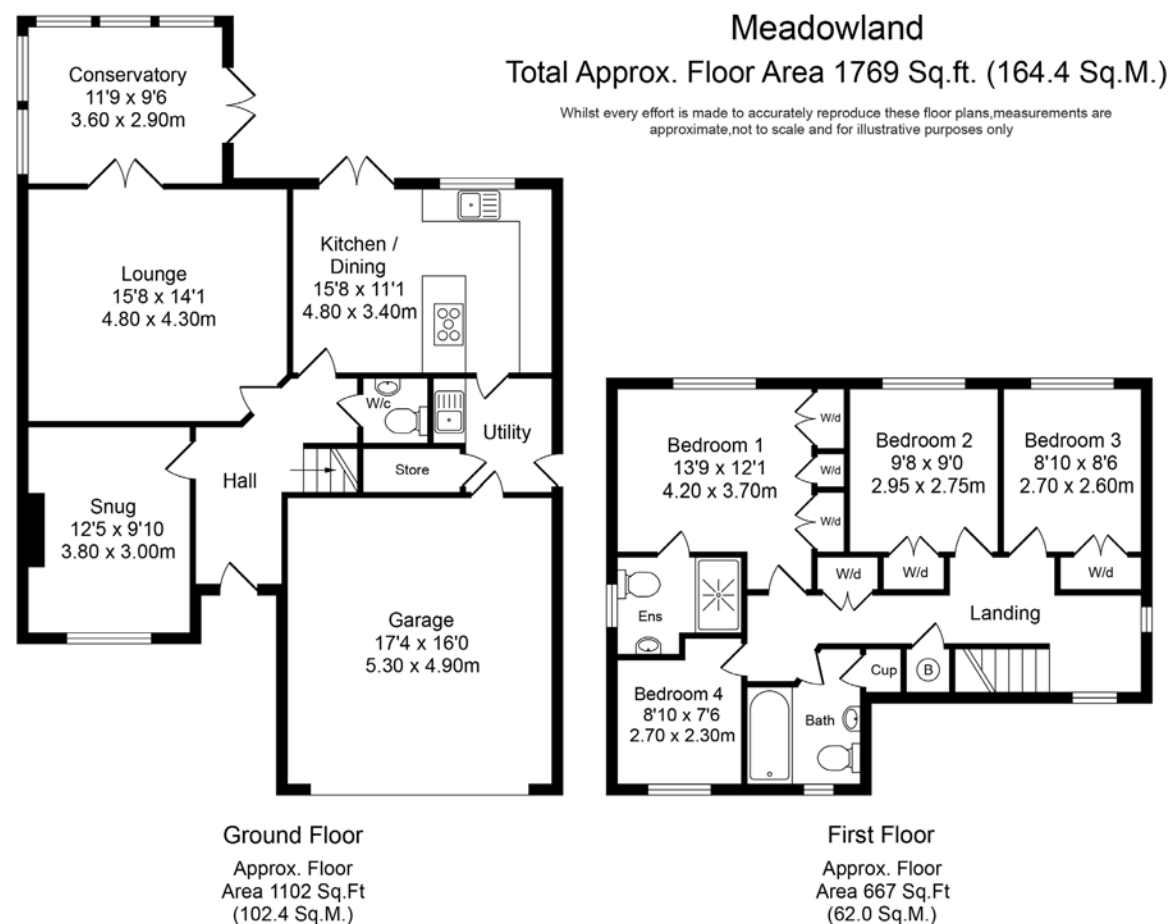




Ormskirk: 01695 570102
arnoldandphillips.com

Southport: 01704 778668
Chorley: 01257 241173
Parbold: 01257 442789

ARNOLD & PHILLIPS
ESTATE AGENTS



Tenure: We are advised by our client that the property is
Council Tax Band:

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

THE LUXURY PROPERTY SPECIALISTS

Meadowland Close, Leyland

A&P

Arnold & Phillips are proud to present an exquisite four-bedroom detached family home, which is beautifully presented and spacious, situated in a tranquil cul-de-sac that offers stunning woodland views. This property is strategically located to provide easy access to major motorway networks, connecting it to all significant towns and cities, making it an ideal residence for commuting families. In addition to its convenient transport links, the home is near renowned schools and a variety of local amenities, enhancing its appeal for families seeking both educational opportunities and everyday conveniences.

Upon entering this remarkable home, one is immediately struck by the care and attention to detail that has been invested in its design and upkeep. The entrance hallway serves as a welcoming introduction to the living spaces, emphasizing the warmth and sophistication that permeates the home.

The ground floor features a snug area, complete with a charming fireplace that serves as a focal point for relaxation and family gatherings. This cozy space is perfect for reading or enjoying quiet evenings, providing an inviting atmosphere for occupants and guests alike. Adjacent to the snug is a spacious lounge, designed to accommodate family gatherings and entertaining guests. The lounge is enhanced by French doors that open seamlessly into an orangery, a bright and airy space that effectively bridges the gap between indoor and outdoor living. This design allows for an abundance of natural light to fill the home, creating an uplifting ambiance.

The modern kitchen is another standout feature of the property, equipped with a combination of wall and base units that provide ample storage solutions. A central island not only enhances the kitchen's functionality but also serves as a casual dining area, making it an ideal spot for quick meals or socialising while cooking. Importantly, there is still sufficient room for a dining table, further solidifying the kitchen's role as the heart of the home where families can gather for meals and conversation. To complement the ground floor, there is excellent storage throughout and a conveniently located ground floor W/C, catering to the practical needs of a busy family.

Ascending to the first floor, one finds four generously sized bedrooms, each designed to offer comfort and privacy. The master bedroom stands out, boasting en-suite facilities that provide a personal and private retreat for the occupants. This feature is particularly desirable for families, as it allows for convenience and independence in daily routines. The first floor is rounded off by a well-appointed family bathroom that serves the remaining bedrooms, ensuring that all family members have access to quality washroom facilities.

Outside this property boasts ample driveway parking, easily accommodating approximately four vehicles, this leads to a spacious double garage for additional storage. The rear garden is generously sized featuring a raised decking area as well as a patio and a charming summer house which can serve as a cosy retreat or a home office.





KEY FEATURES

Stunning Detached Family Home

Four Bedrooms with Ensuite to Master

Circa 1769 Square Feet

Spacious Lounge

Light and Bright Conservatory

Well Maintained Rear Garden

Ample Driveway Parking

Double Garage

Sought After Location

Close to Amenities



