



## Foxtail Close, Leyland

O.I.R.O £320,000

Ben Rose Estate Agents are pleased to present to market this beautiful, four bedroom, detached property on a sought after residential plot in Leyland. This would make an ideal family home with spacious rooms throughout and excellent garden space. The property is located near to Leyland town centre and its superb local schools, shops and amenities with fantastic travel links via Leyland train station and the nearby M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property comprises of a spacious and welcoming entrance hall where the majority of ground floor rooms can be found. To the front of the home lies the Office. Versatile in use, this space benefits from dual aspect windows and would also make the ideal play room, dining room or additional sitting room.

Moving back through the hall, you'll find the stairs, conveniently located modern WC and access to the lounge. The lounge is of a good size and compromises of a bespoke modern ash media wall with fitted cupboards and access to the garden via a set of patio doors.

Located at the end of the hall is the modern, kitchen/diner. This room is of a generous size and features integrated appliances such as a dishwasher, hob, oven and fridge/freezer. There is also under cabinet lighting as well as space three at the centre island. Additional access to the garden can be found via this room.

Moving upstairs you'll find four bedrooms, all capable of accommodating a double bed. The master bedroom and bedroom two both benefit from fitted wardrobes, with the master also comprising from a three piece ensuite/shower room with premium flooring in and tiling. Completing this floor is the three piece family bathroom.

Externally, to the side of the property is a tarmac driveway for up to two cars and leads up to the single detached garage. To the rear is a generously sized garden space that is primarily lawned throughout with some paved areas for outdoor seating. This space also benefits from not being directly overlooked and is lined with tall fencing for added privacy.





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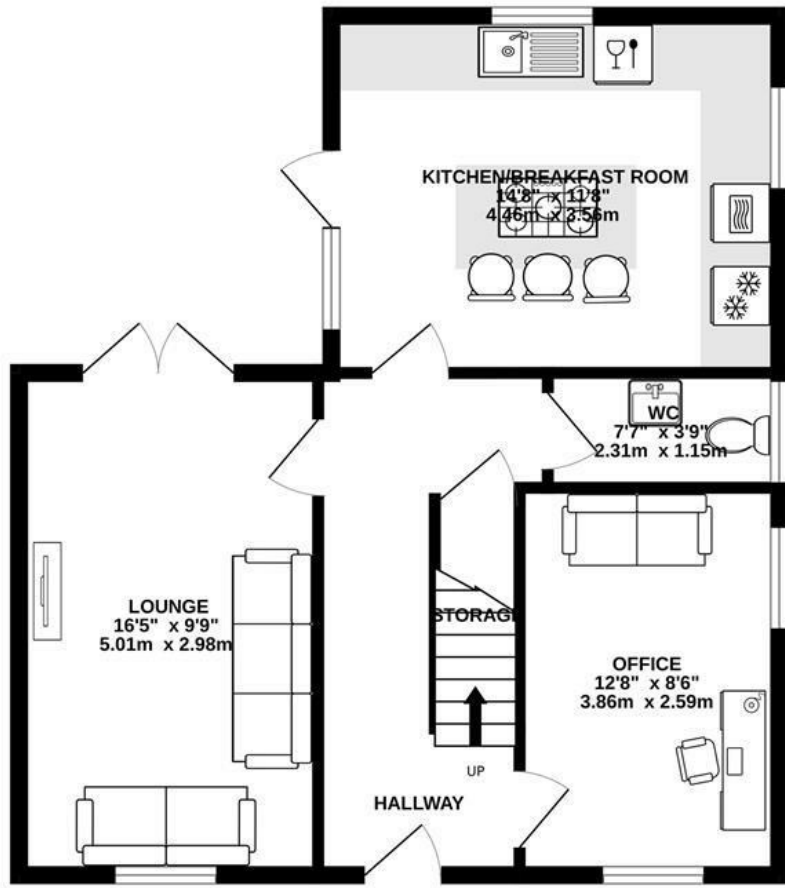




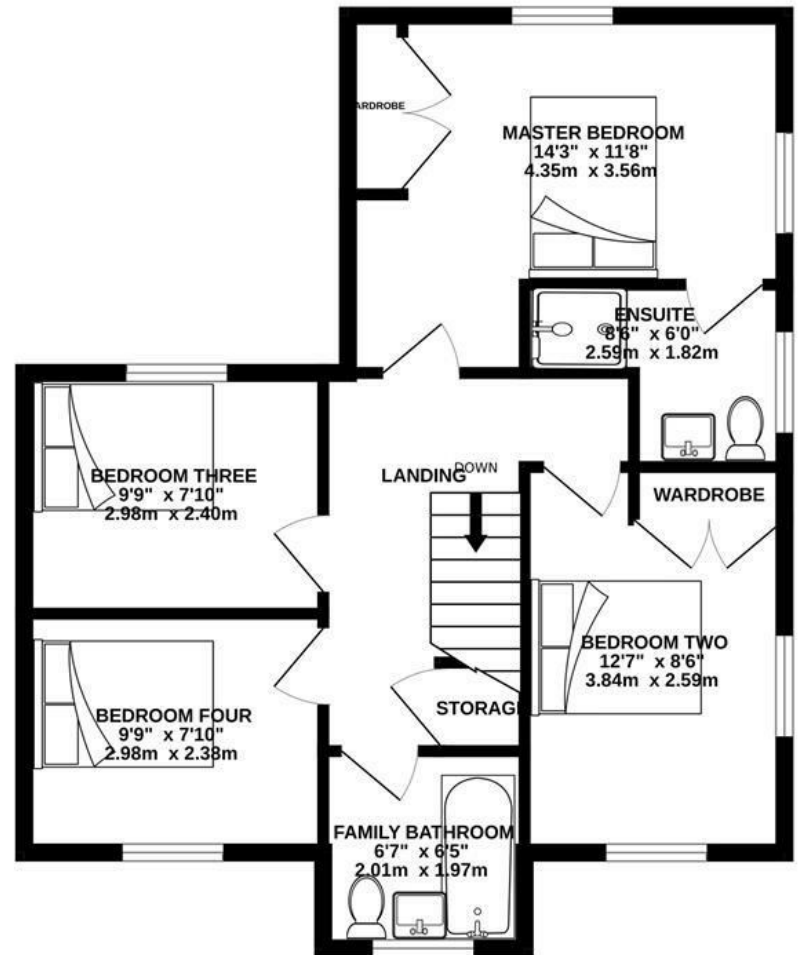




GROUND FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



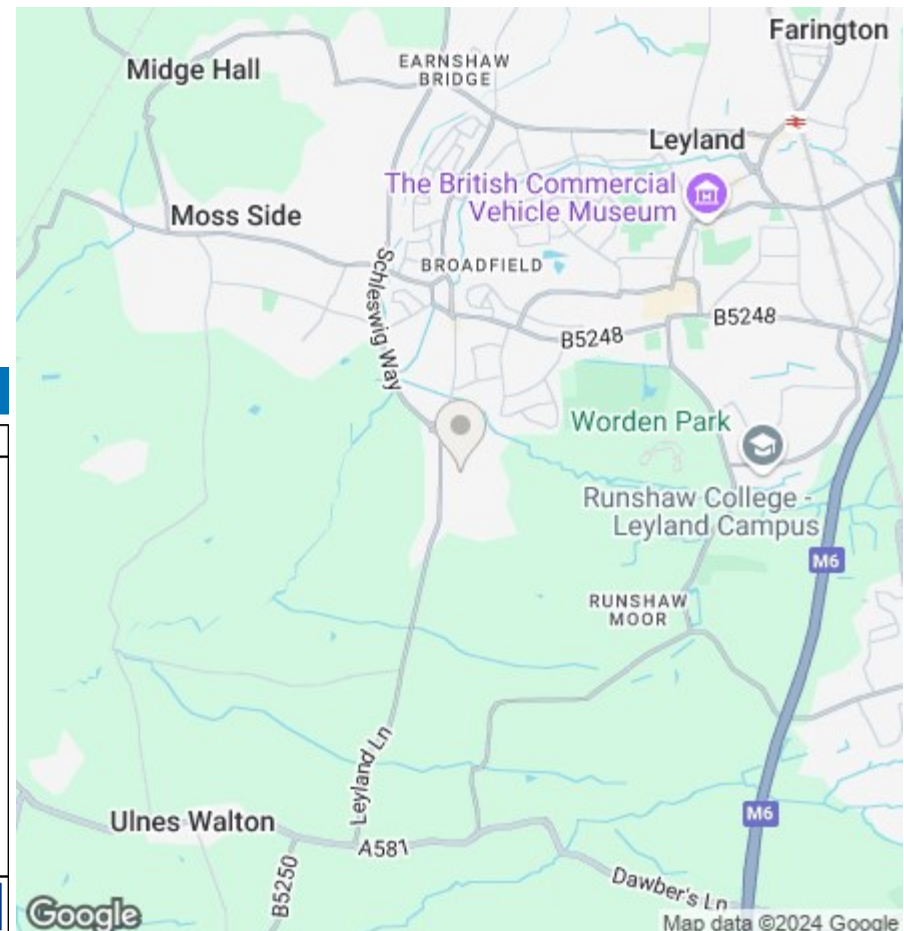
1ST FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 1156 sq.ft. (107.4 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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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.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	