



Llama Close, Leyland

Offers Over £340,000

Ben Rose Estate Agents proudly presents this spacious four-bedroom detached property nestled in the sought-after residential area of Leyland, ideal for families seeking ample living space. Conveniently situated on a quiet cul de sac just a short stroll away from Leyland town centre, residents enjoy easy access to excellent local schools, shops, and amenities. There are also transport links via nearby bus and train routes, as well as the M6 and M61 motorways, viewing at earliest convenience is recommended to avoid any potential disappointment.

Internally, upon entering you're welcomed into the spacious entrance hall. To the front, the property features a convenient WC and custom built under stair storage. To the left lies the generously sized lounge boasting a built-in media wall with an electric fireplace, chrome plug sockets which are fitted throughout the property, and ample natural light from the large front-facing window. It is also here you'll find access to the dining room via a set of French doors.

Towards the rear, discover the heart of the home—a spacious kitchen/dining room, upgraded to the highest standards with a large hob, eye level oven, breakfast bar, and access to the garden through patio doors. There is enough room for a large family dining table and a seamless flow between all living spaces.

Back through the hall lies the part converted garage. Here you can find a utility with additional worktops and room for freestanding appliances, along with internal access to the remainder of the garage, currently used for storage.

Ascending the stairs, you're greeted by a spacious landing leading to four double bedrooms, offering versatility for various needs. The master bedroom boasts its own three-piece ensuite/shower room and fitted wardrobes. A storage cupboard off the landing and a modern three-piece family bathroom, tastefully retiled throughout, ensure convenience and comfort for the entire household.

Outside, the property sits on a corner plot with land to the front rear and sides. A driveway accommodates parking for two cars, with the potential to extend onto the lawn for additional parking space. The south-facing garden, adorned with astro turf and decking, offers a low-maintenance outdoor retreat perfect for relaxation and entertainment. Equipped with an outdoor tap and electrics for a hot tub, the garden is designed for enjoyment all year round. The property also benefits from having a newly fitted modern front door fitted in the last 12 months and external spot lights to illuminate the front of the house, being situated on a quiet cul-de-sac and under NHBC warranty until May 2028, this property epitomises comfortable family living with convenience and charm.











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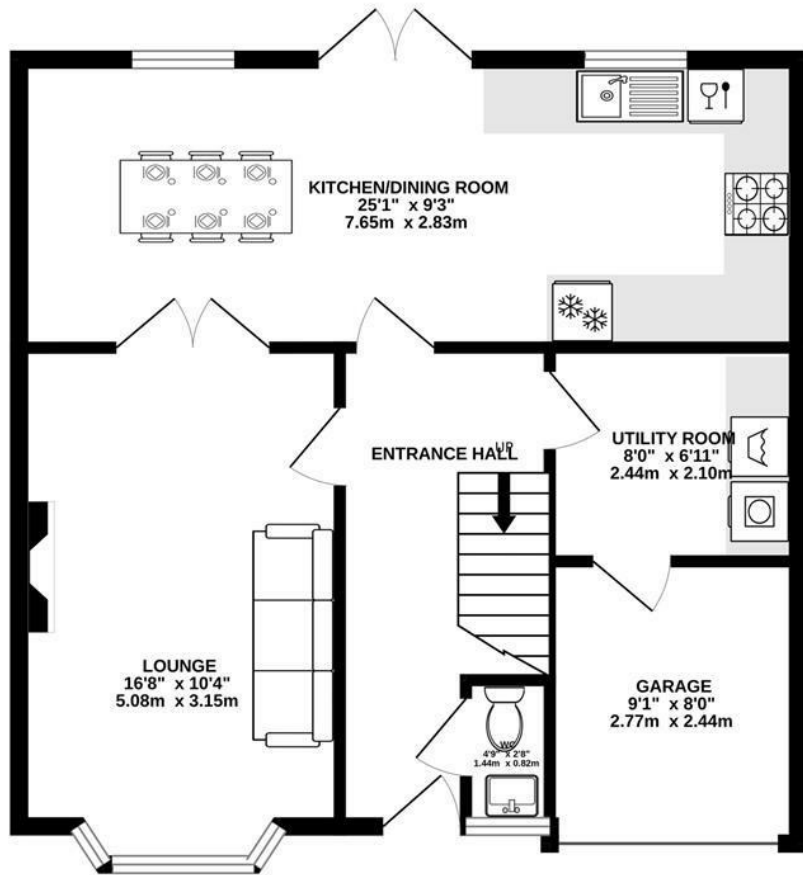




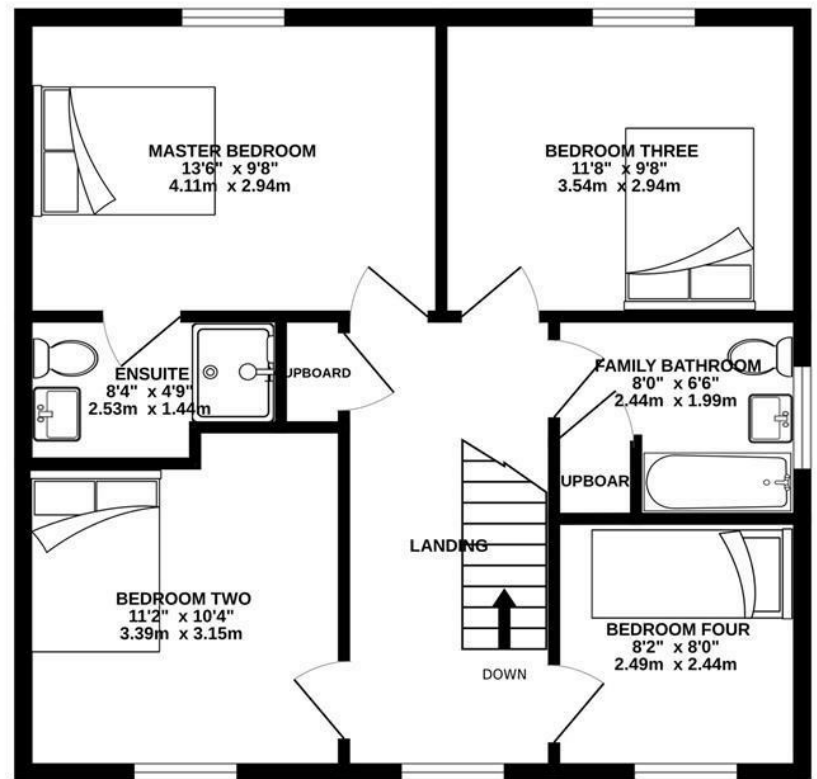


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GROUND FLOOR
628 sq.ft. (58.4 sq.m.) approx.



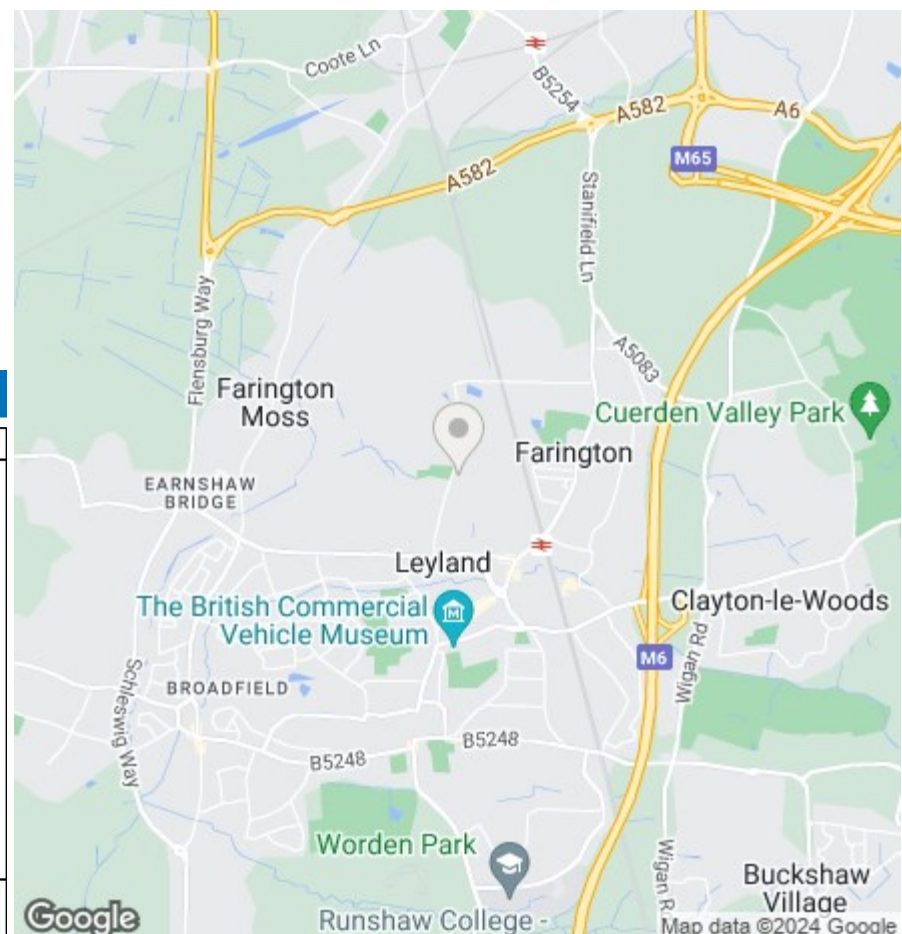
1ST FLOOR
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 1240 sq.ft. (115.2 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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