



Darwin Drive, Leyland

Offers Over £330,000

Ben Rose Estate Agents are delighted to present to market this beautifully presented four-bedroom detached property located in a highly sought-after area of Leyland. The property offers an ideal family home, boasting an abundance of space throughout. Situated just outside Leyland town centre, it offers easy access to excellent schools, shops, and amenities, as well as close proximity to the M61 and M65 motorways. Viewing at your earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property features a welcoming entrance hallway housing a convenient WC and stairs to the upper level. Moving anti-clockwise, you'll find a spacious lounge with a large bay-fronted window and double doors leading to the kitchen/diner. The kitchen/diner offers an impressive space spanning the full width of the property, featuring a modern kitchen with integrated appliances as well as space for additional freestanding appliances. The dining area provides plenty of space for a large family dining table, with double patio doors opening onto the garden. The original garage has been converted into an additional family room, currently used as a playroom but with the versatility to serve as an office, games room, or additional sitting room.

Upstairs, you'll discover four generously sized bedrooms, with the master bedroom benefiting from integrated storage and a three-piece en-suite shower room. Also on this floor is a three-piece family bathroom with an over-the-bath shower and integrated storage, along with additional storage space on the landing.

Externally, the front of the property features a private driveway providing off-road parking for multiple vehicles. The rear boasts a sizable garden comprising a low-maintenance faux lawn and a beautiful paved patio area.





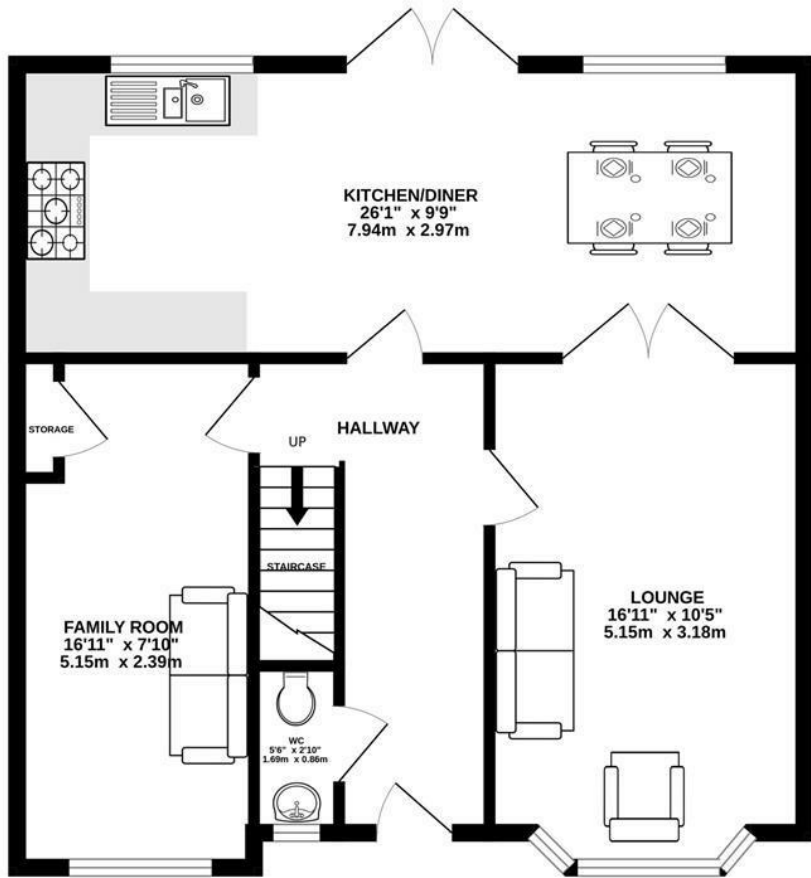




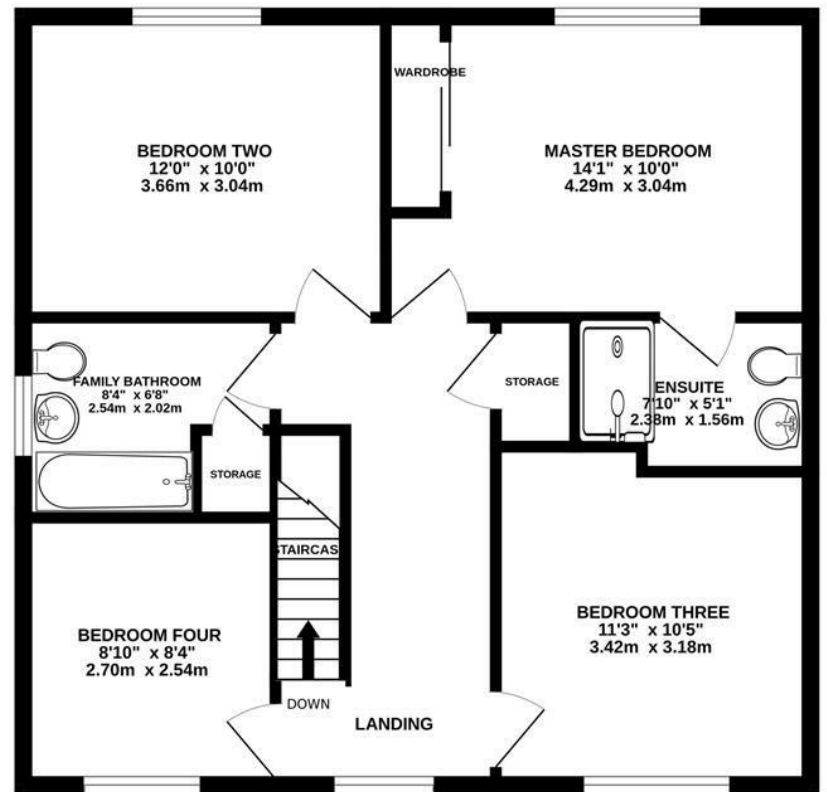




GROUND FLOOR
680 sq.ft. (63.1 sq.m.) approx.



1ST FLOOR
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 1343 sq.ft. (124.8 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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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) A		89	91
(81-91) B			
(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 (CO ₂) 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	

