



Sherwood Avenue, Leyland

Offers Over £375,000

Ben Rose Estate Agents are pleased to present to market this stunning four-bedroom, detached family home situated on a quiet cul-de-sac on the edge of Leyland. This family home boasts a convenient location with excellent travel links, via the M6 and M65 motorways making it an ideal choice for commuters. The surrounding area is rich with amenities, including shops, schools, and numerous playgrounds, and scenic walks, making it perfect for family living.

Upon entering the home, you are welcomed by a spacious entrance hall providing access to all ground floor rooms. To the right, there is a good-sized WC complete with a cloakroom/storage cupboard, whilst directly ahead, the hallway features stairs with additional under-stair storage. To the left of the hall, you will find a spacious lounge boasting a media wall and a large bay window, flooding the room with natural light. French doors lead seamlessly into the open-plan kitchen/dining room, a generous space perfect for family gatherings. The kitchen is well-appointed with an abundance of wall and base units and integrated appliances, including a hob, oven, fridge freezer, and dishwasher, with the dining area comfortably accommodating a 6 person dining table. Patio doors from the dining area allow access to the rear garden and adjacent to the kitchen lies a convenient utility room with additional worktops, space for a washer and dryer, and access to the side of the home.

Moving to the first floor, the home offers three double bedrooms and a single bedroom which currently being used as a walk in wardrobe. The master bedroom benefits from a three-piece ensuite shower room and features a bay window allowing for an abundance of light. The remaining bedrooms being well-sized, ideal for family or guest use. The family bathroom is a four-piece suite featuring both a bath and a standalone shower whilst the landing area houses a convenient laundry cupboard and provides access to a fully boarded loft.

The exterior of the home is equally impressive. The driveway can accommodate up to three cars, and the garage has been thoughtfully converted into a gym. The large rear south facing garden is beautifully landscaped, featuring a combination of Astro turf and paved areas, ideal for outdoor entertaining. Not directly overlooked, the garden is lined with tall fencing and includes an extra building which is currently used as a fully air-conditioned office/workspace. Additional features such as solar panels and CCTV enhance the property's appeal.

In summary, this family-friendly home, situated in a peaceful location, offers an abundance of space and modern conveniences, making it a perfect choice for any family looking for a blend of comfort and practicality.











BEN  ROSE



BEN  ROSE





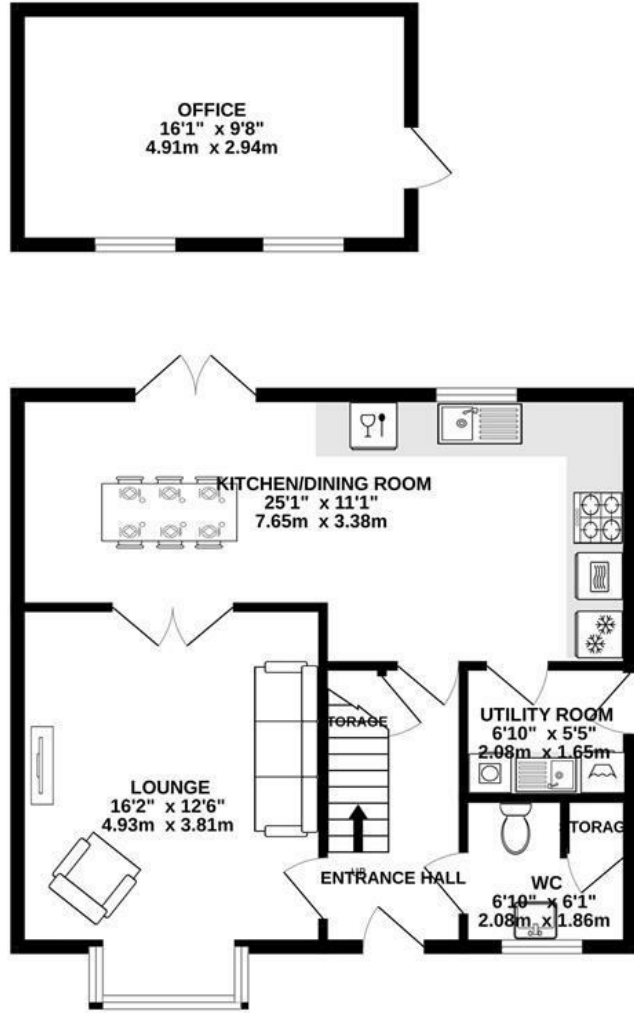




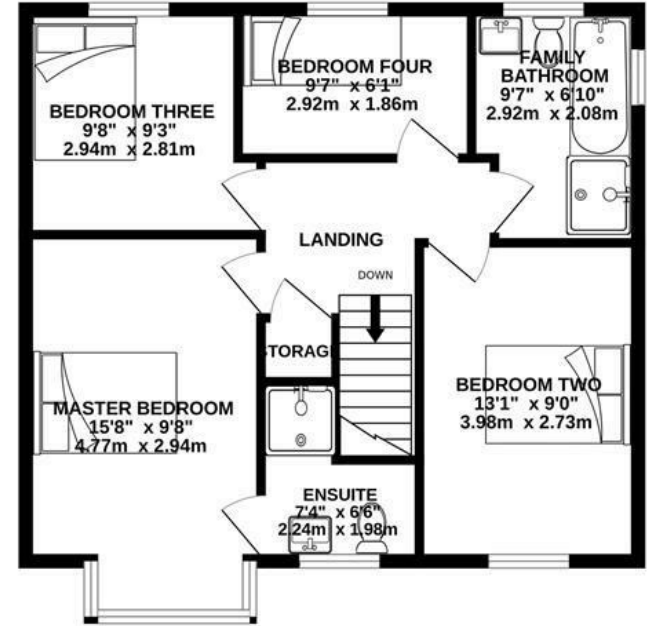


BEN ROSE

GROUND FLOOR
909 sq.ft. (84.4 sq.m.) approx.



1ST FLOOR
582 sq.ft. (54.1 sq.m.) approx.

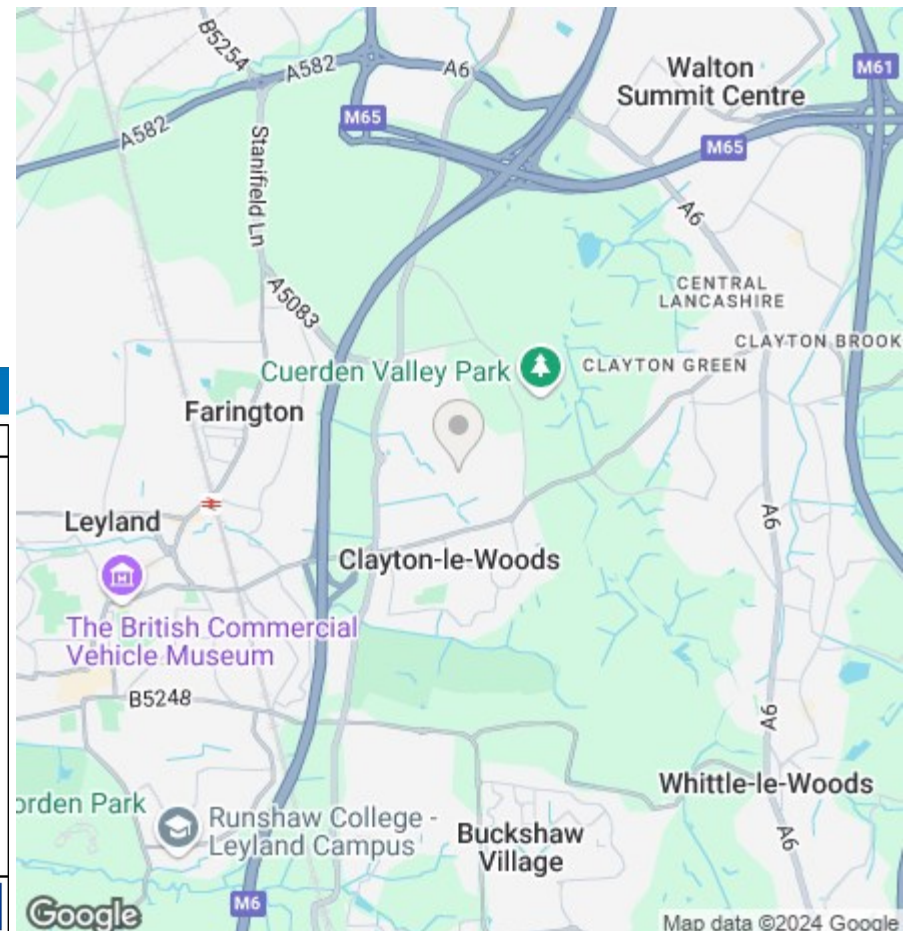


TOTAL FLOOR AREA : 1491 sq.ft. (138.5 sq.m.) approx.

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.
Made with Metropix ©2024



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		
(81-91) B	90	91
(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	