



Gower Court, Leyland

£375,000

Ben Rose Estate Agents are pleased to present to the market this lovely, four-bedroom, detached property situated on a quiet cul-de-sac in Leyland. With no chain this would be an ideal family home offering generous indoor and outdoor space. The home is located just outside of Leyland town centre and is within easy access of local shops, schools, and amenities nearby. There are also excellent travel links to Preston, as well as the M6 and M61 motorways.

As you enter the ground floor of the property, you are welcomed by a reception hall with a staircase leading to the first floor, featuring bespoke storage fitted beneath. The spacious lounge boasts a bay-fronted window, providing ample natural light and a cozy atmosphere. Double doors from the lounge open into the stunning, open-plan kitchen/breakfast room. This space is equipped with integrated appliances, including an oven, microwave, dishwasher, and multiple pantry cupboards. A sizeable breakfast bar offers seating for up to five people, and the kitchen seamlessly extends into a reception area with sliding doors that lead out to the garden, making it perfect for social gatherings. Additionally, there is a convenient WC to complete this floor.

Moving to the first floor, you will find four bedrooms. The master bedroom benefits from a three-piece en-suite, providing a private retreat. Bedroom four is currently used as a dressing room/walk-in wardrobe by the current vendors, with access from the master bedroom, but it can easily be converted back to a fourth bedroom if needed. The first floor also houses a four-piece family bathroom, ensuring ample facilities for the household.

Externally, the property features a driveway with space for up to two cars, leading to a single integrated garage equipped with an EV charging point. The rear garden is designed for easy maintenance and includes ample decking for garden furniture, leading to a covered hot tub area. There is also a separated, gated section, ideal for potential buyers with pets.

This delightful home combines comfort, style, and practicality, making it a perfect choice for a family looking for a serene yet conveniently located residence.







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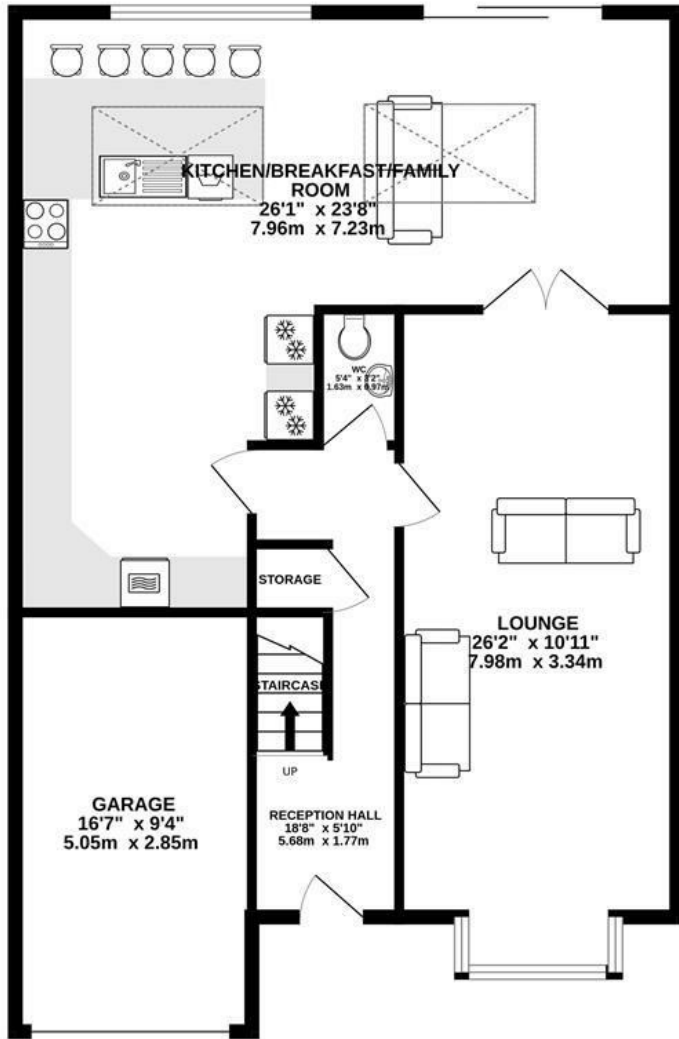




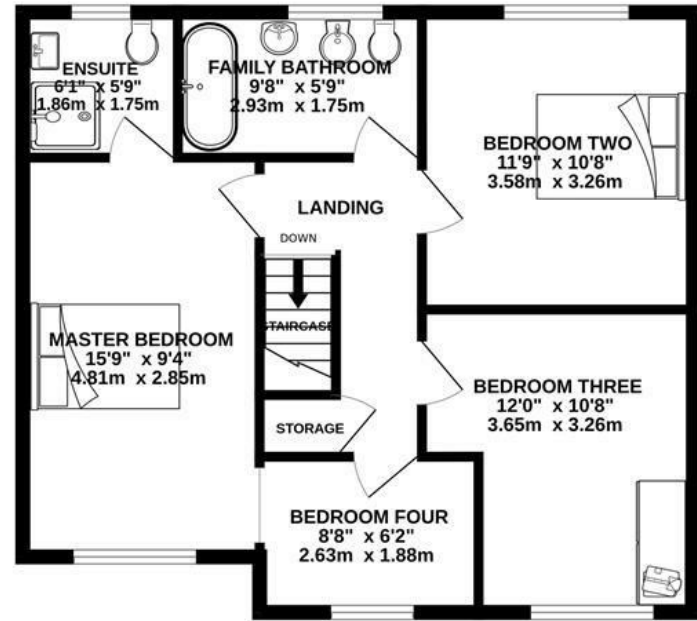




GROUND FLOOR
989 sq.ft. (91.8 sq.m.) approx.



1ST FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 1595 sq.ft. (148.2 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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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		
(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	

Current: **75** Potential: **83**

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	