



Broadfield Drive, Leyland

Offers Over £550,000

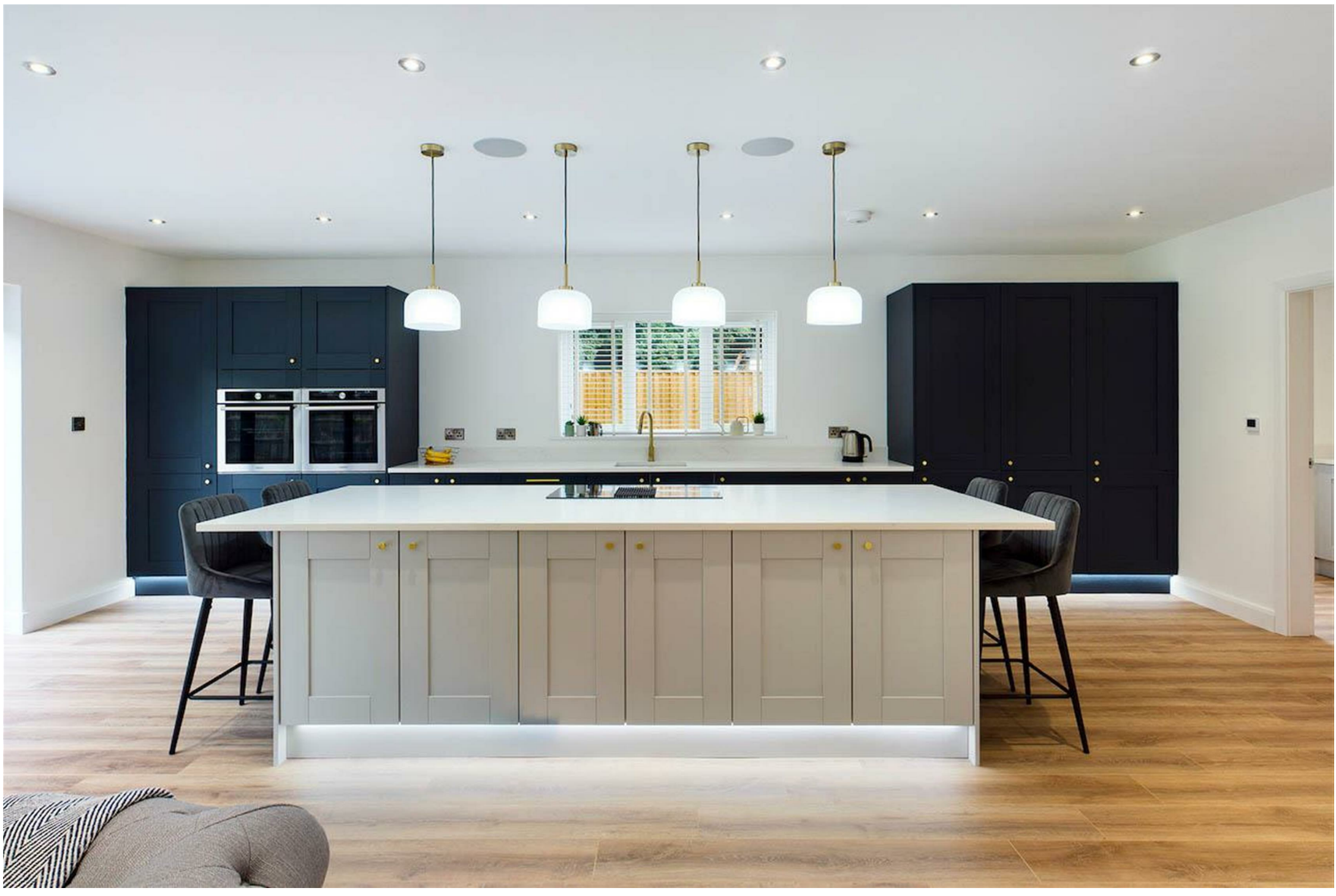
Ben Rose Estate Agents are pleased to present to market this immaculate, five-bedroom, self-built property that was only completed in 2022. This beautiful and well-presented home is being presented with NO ONWARDS CHAIN and features high-end, luxury living with a modern design in the town of Leyland. Situated on an exclusive gated community of only a handful of homes, this property would be ideal for families. It is within walking distance to local supermarkets, Leyland town centre nearby, and located near the award-winning Worden Park.

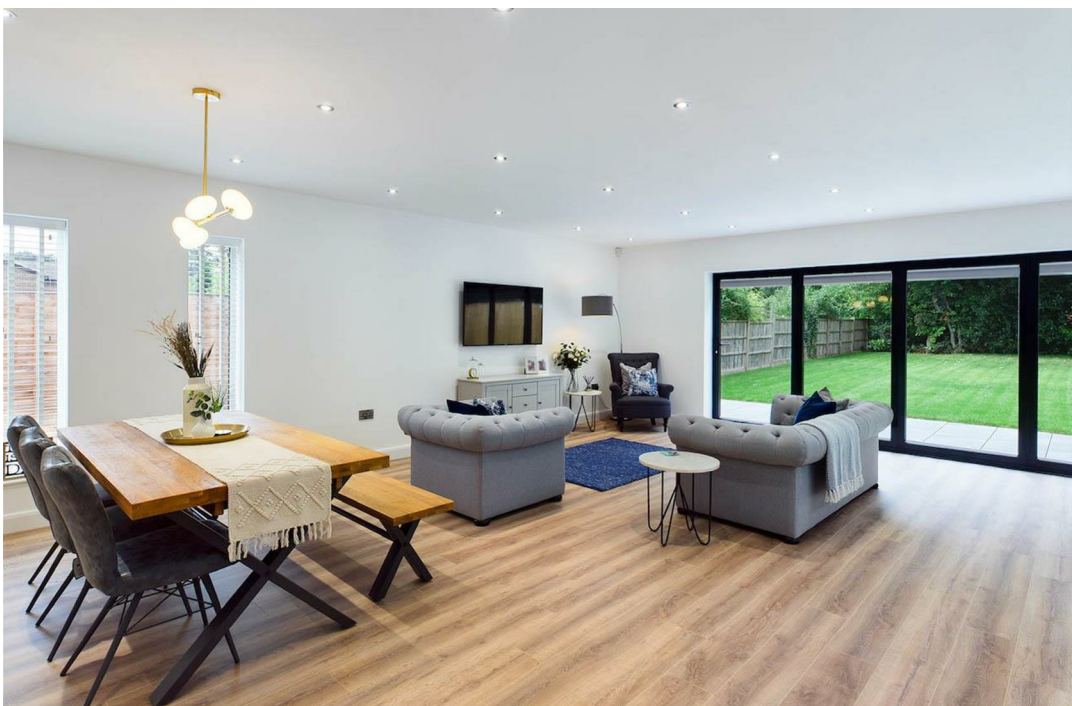
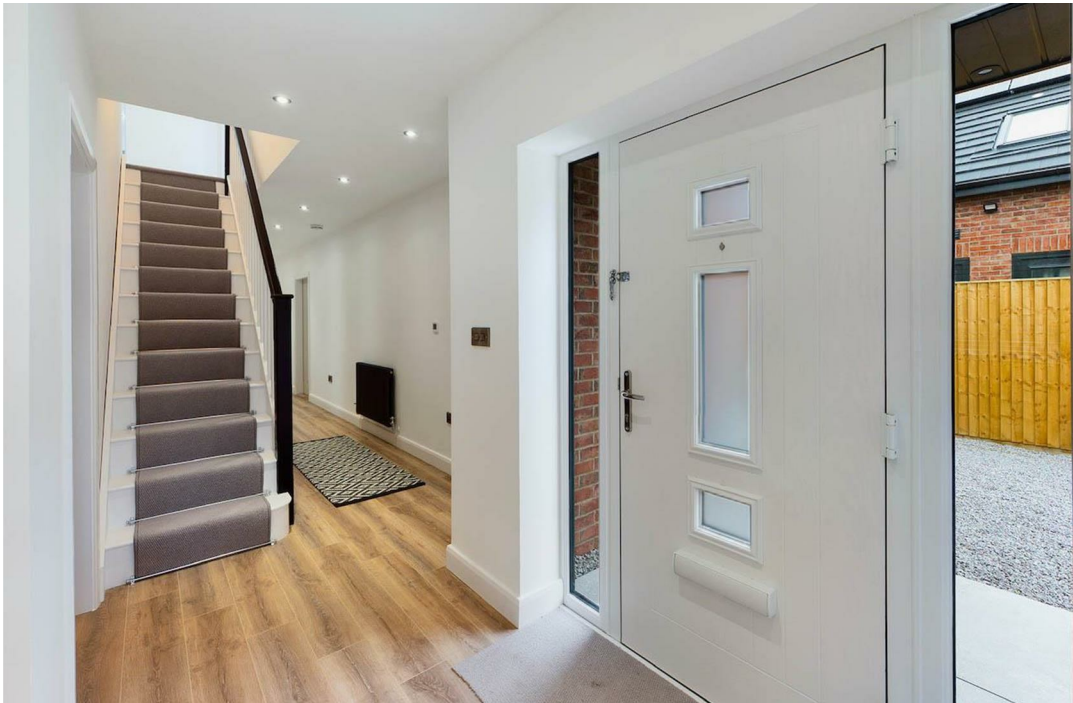
On the ground floor, you'll find a welcoming reception hall providing access to the majority of ground floor rooms. The stunning formal front lounge boasts a vaulted ceiling and tall windows, creating an airy and inviting atmosphere. Bedrooms four and five could alternatively be used as other living room, games room, or home gyms. Towards the rear of the home, the incredible open-plan kitchen/living area awaits, beautifully presented with a central island and high-specification finishes. It incorporates integrated appliances opening up to a cosy family or entertaining space and dining area. Conveniently adjacent is the utility room. This floor also benefits from underfloor heating controlled by individual room thermostats as well as a downstairs WC.

Moving to the first floor, the three remaining bedrooms await, along with the master bedroom boasting a private ensuite as well as a walk-in wardrobe. The study room on this floor is ideal for home working, whilst a luxurious four-piece family bathroom with a freestanding bath completes this level.

Externally, the property impresses with a sizeable front driveway accommodating up to eight cars and leading to the single integrated garage with a roller shutter door. The front also has a sizeable front garden that adds to the homes curb appeal. The rear features a substantial garden and patio area, seamlessly linked to the open-plan kitchen living room via the bi-fold doors. This outdoor space backs onto local woodland for added privacy.

Additional features of this property include being fully alarmed and having CCTV installed for added peace of mind. Solar panels are also in situ, allowing energy feedback to the grid to further reduce energy bills. This exceptional property offers an unparalleled blend of luxury, comfort, and modern convenience, perfect for discerning buyers seeking an exceptional home in Leyland.

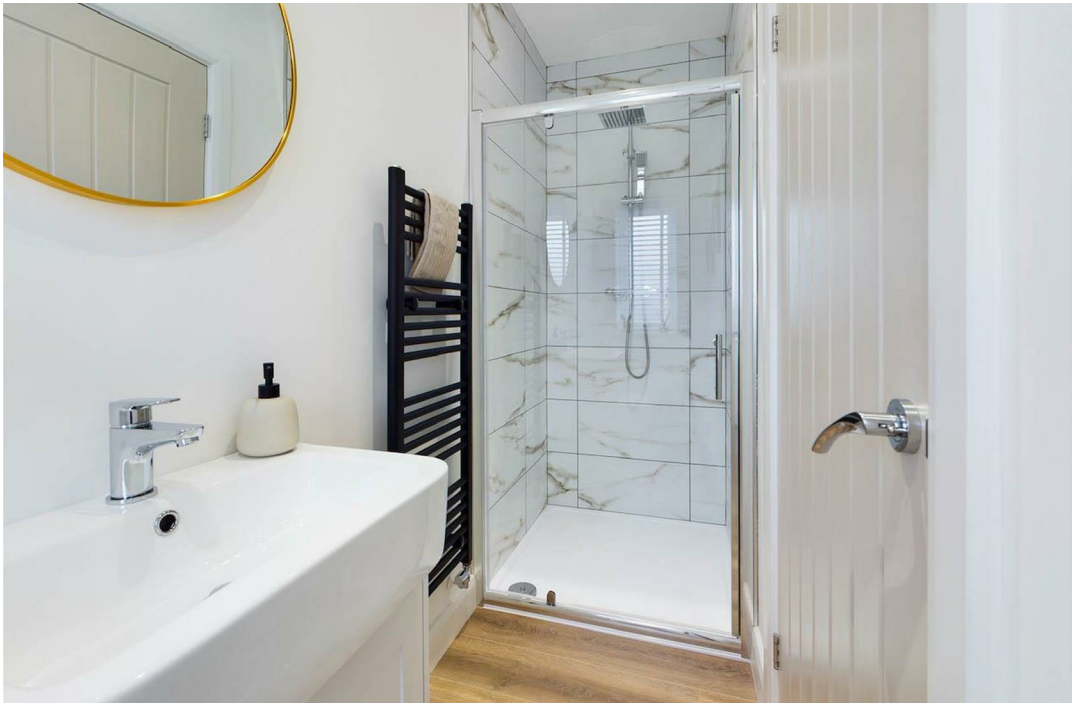


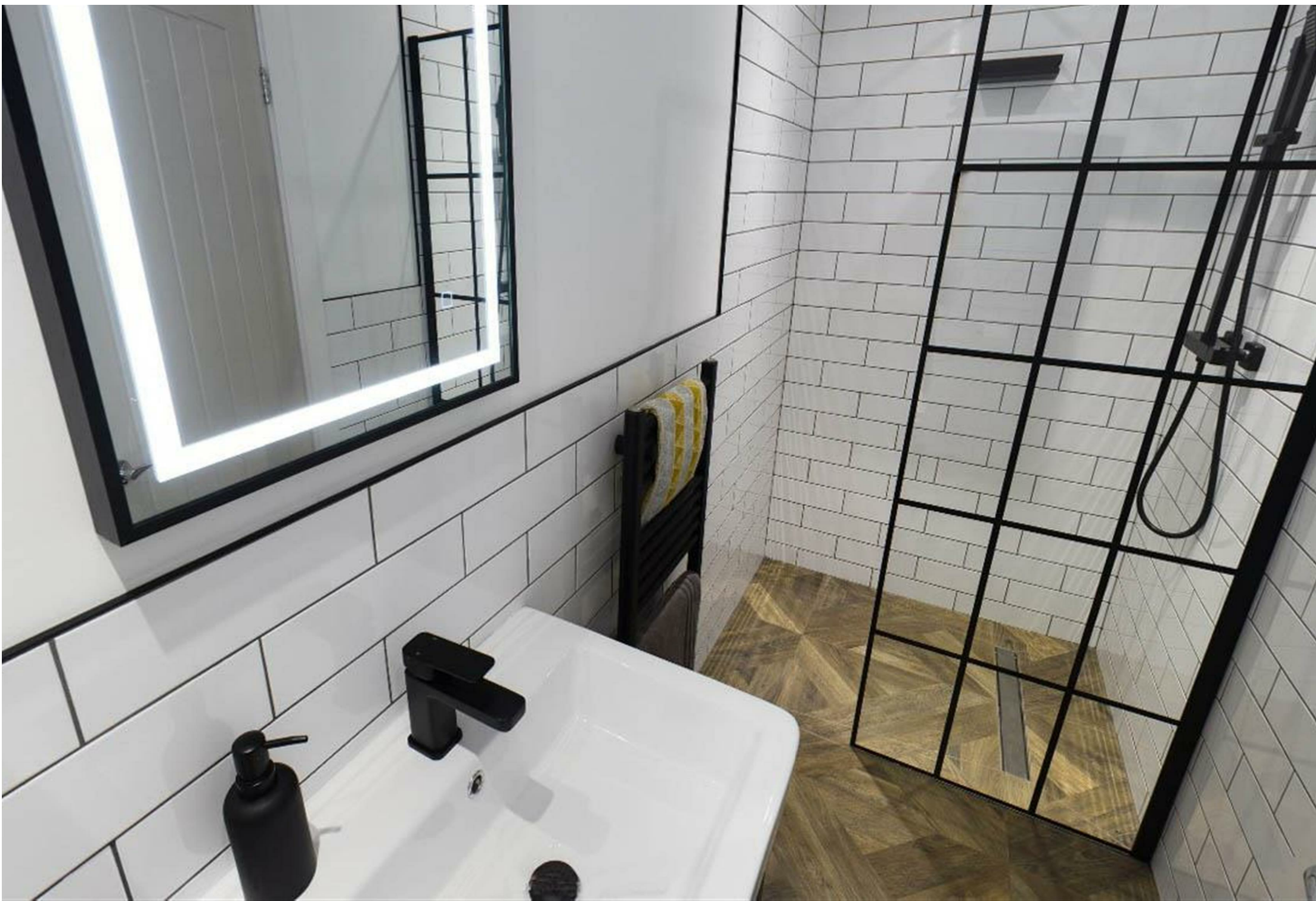
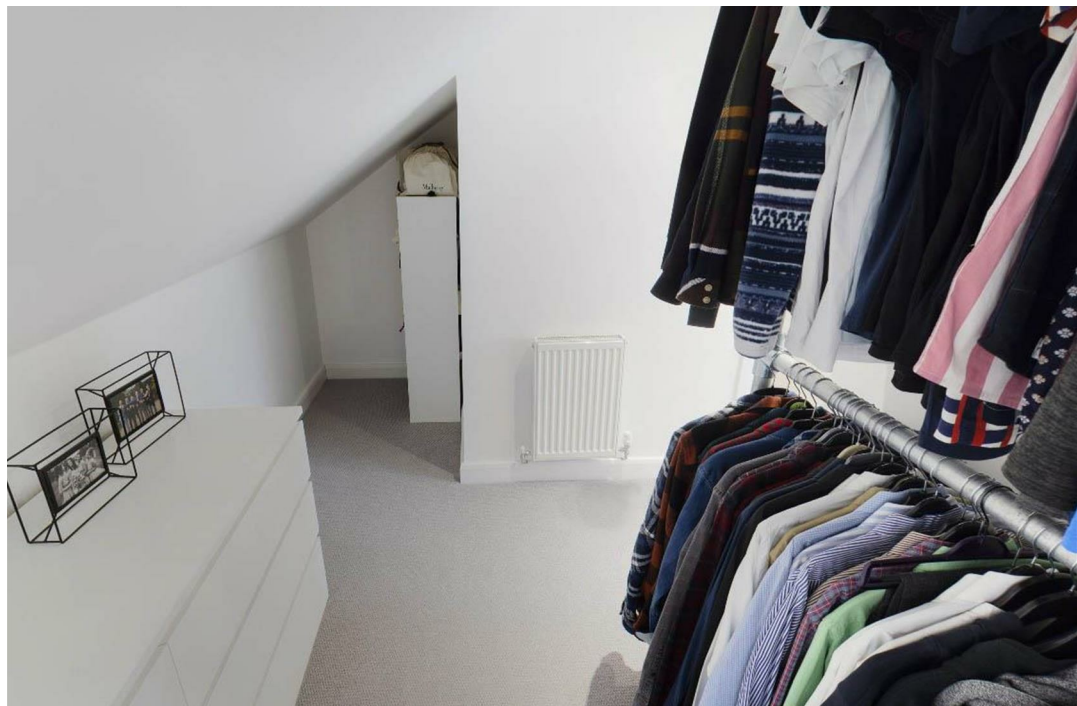


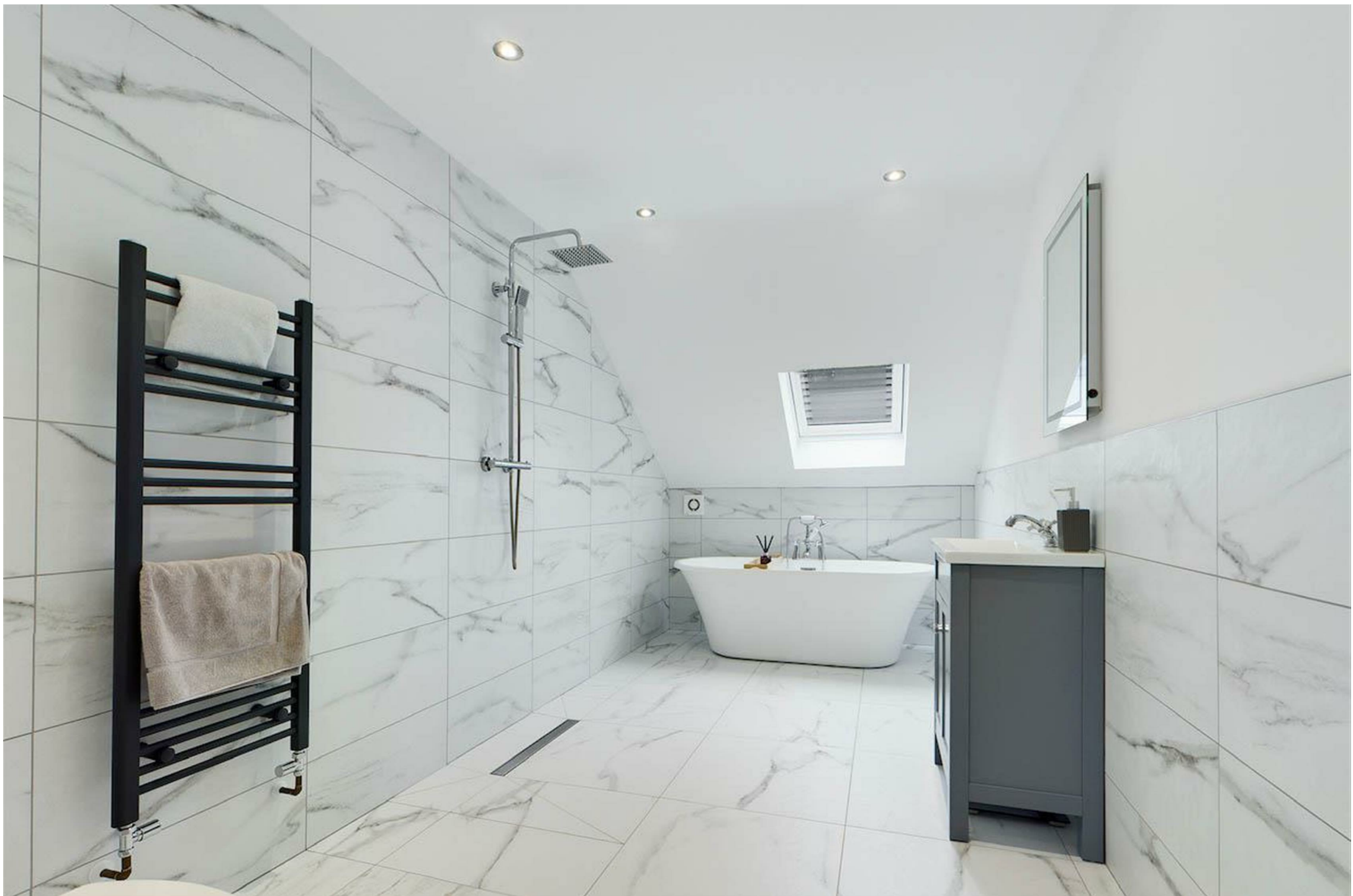










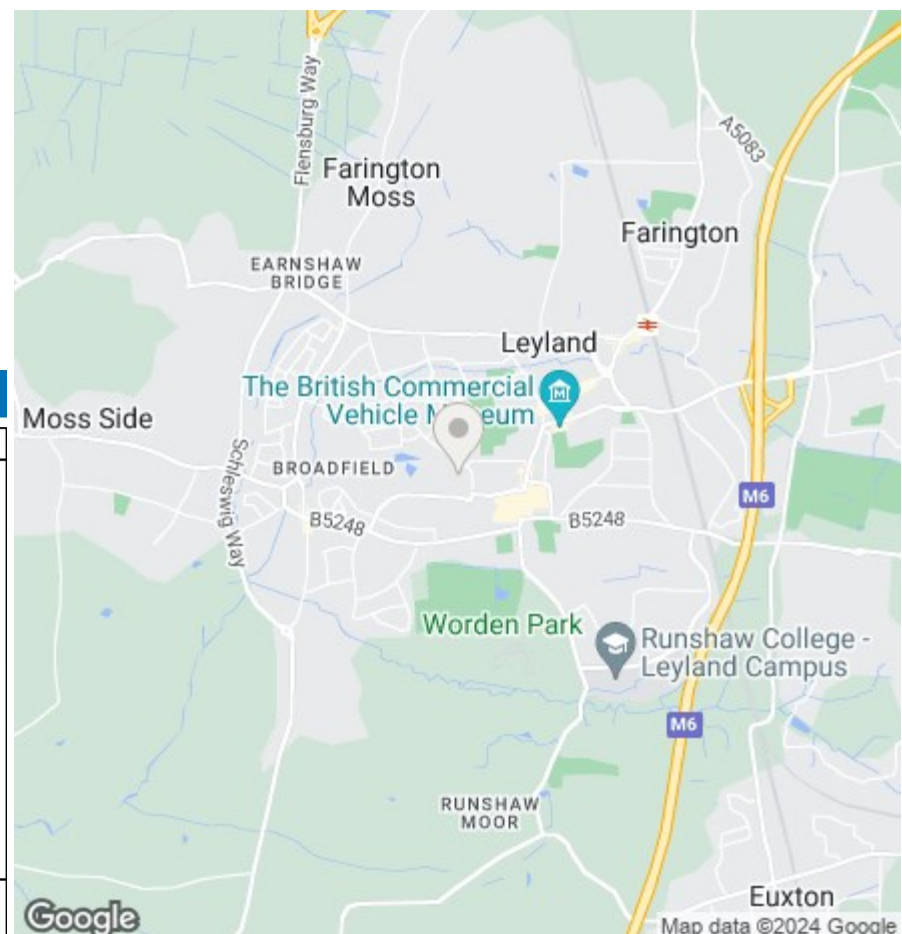








We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements 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		90	90
(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		