



Cedarwood Drive, Leyland

Offers Over £300,000

Ben Rose Estate Agents are pleased to present to the market this deceptively spacious, extended five-bedroom detached property located in a quiet residential area of Leyland. This home offers an ideal setting for families or those looking to upsize. Situated within a highly sought-after location, the property boasts excellent travel links, including nearby motorways (M6 & M61) and Leyland train station, providing convenient access to major Northwest towns and cities. Residents will also benefit from being near fantastic local amenities, including supermarkets, highly regarded schools, and the award-winning Worden Park. For those who enjoy nature, the stunning Lancashire countryside is just a short distance away.

On entering the property, you are greeted by a spacious porch that provides access to the integral garage and entrance hall. The hall leads to a generously sized lounge, featuring a large front-facing window that floods the room with natural light, an electric feature fireplace and French doors that connect seamlessly to the dining/sitting room. The dining/sitting room offers ample space for a large family dining table and additional seating, making it perfect for entertaining. Sliding doors from here open into the versatile playroom, which enjoys views of and access to the rear garden. Adjacent to the dining area, you'll find a modern kitchen with integrated appliances, including a hob/oven and dishwasher, alongside ample wall and base units. There is also space for additional freestanding appliances. From the kitchen, a utility room provides extra worktop space, room for a washer/dryer, and convenient garden access. A ground-floor WC completes this level.

Moving to the first floor, the property offers five spacious bedrooms, most of which can accommodate double beds. Two of the bedrooms benefit from fitted wardrobe space, while the master bedroom features a private en-suite shower room. A modern family bathroom, equipped with an over-the-bath shower, serves the remaining bedrooms. For added convenience, the property also features a loft with easy access, with the roof recently re-felted.

The exterior of the home is equally impressive. To the front, a large driveway, lined with tall hedging, provides off-road parking for 3-4 cars and leads to the integral garage. The south-facing rear garden is not overlooked, offering a private and spacious outdoor area with a mix of lawn and paved sections, ideal for families and entertaining.

This beautifully presented home, with its modern interior, excellent location, and generous outdoor space, offers a perfect blend of comfort and convenience for growing families.







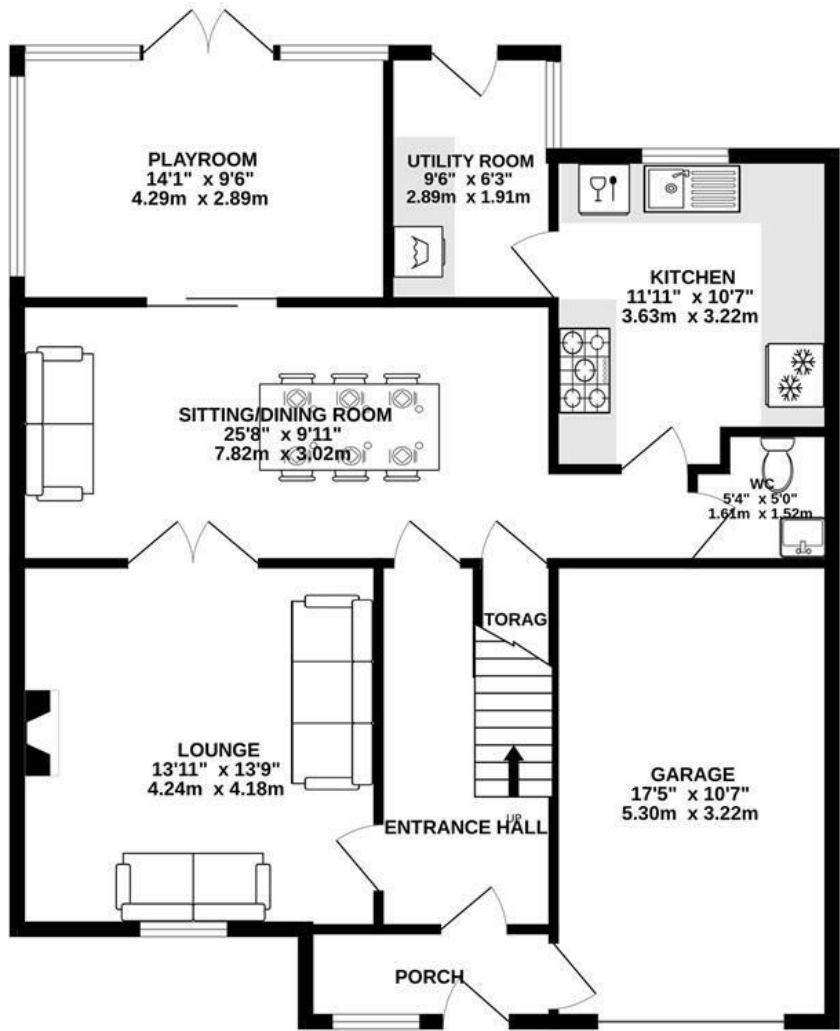




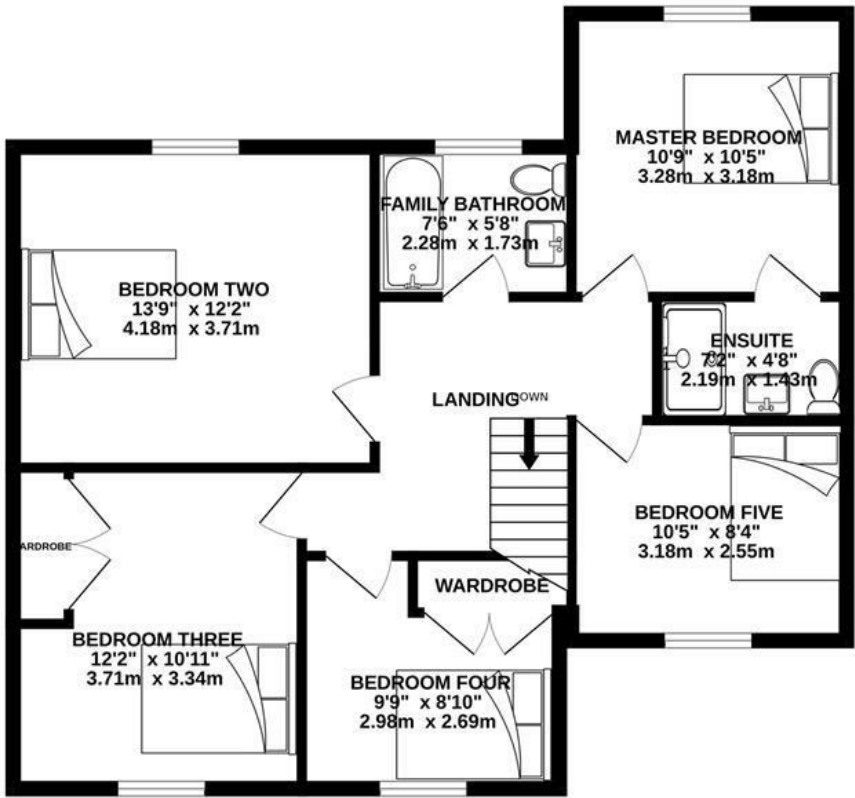


BEN ROSE

GROUND FLOOR
1054 sq.ft. (97.9 sq.m.) approx.



1ST FLOOR
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA : 1815 sq.ft. (168.6 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	80
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	

