



Roadtrain Avenue, Leyland

Offers Over £435,000

Ben Rose Estate Agents are pleased to present to market this immaculately presented four-bedroom, double fronted detached home situated in a highly sought-after residential development in Leyland. Built by the prestigious David Wilson Homes, this exceptional property boasts thousands of pounds worth of upgrades and showcases a top-specification finish throughout. Perfectly suited for growing families, the home is ideally located within easy reach of Leyland town centre, which offers a wide selection of supermarkets, schools, parks, and restaurants. Excellent travel links are close by, including Leyland and Buckshaw Parkway train stations, regular bus routes, and convenient access to the M6, M61, and M65 motorways—ideal for commuters travelling to Preston, Chorley, Manchester or beyond.

As you step into the welcoming reception hall, you're greeted by upgraded flooring and stylish fitted blinds that flow throughout the home, setting the tone for the quality on offer. To the left, the heart of the home unfolds in the stunning open-plan kitchen/diner, fitted with premium AEG integrated appliances, granite worktops, a wine fridge, and ample storage space. A bay-fronted window bathes the dining area in natural light, while French doors off the kitchen open out onto the rear garden—perfect for entertaining. A practical utility room is tucked away just off the kitchen. Returning through the hall, you'll find a versatile study ideal for home working, along with a convenient WC. At the rear of the home is the generously proportioned lounge, featuring a second set of French doors that also lead to the garden, creating a seamless indoor-outdoor living experience.

Moving upstairs, the first floor offers four spacious double bedrooms, each benefitting from fitted wardrobes for ample storage. The luxurious master bedroom enjoys the added benefit of a private en-suite shower room, beautifully finished to a high standard. Completing the floor is the contemporary four-piece family bathroom, comprising a separate bath and shower for added convenience and comfort—perfect for busy family life.

Externally, the property continues to impress. A long driveway extends down the side of the home, providing off-road parking for up to three vehicles and leading to a detached single garage with an electric door. The lawned front garden adds to the kerb appeal, complemented by a path guiding you to the main entrance. To the rear, the beautifully landscaped garden offers both privacy and tranquillity, not being overlooked by neighbouring properties. It features multiple Indian stone laid patio areas for seating and dining, as well as a spacious central lawn—ideal for children or summer entertaining. The addition of photovoltaic panels on the roof adds an eco-conscious benefit to this truly special family home.

This remarkable property blends style, comfort, and functionality in equal measure, and must be viewed to be fully appreciated.















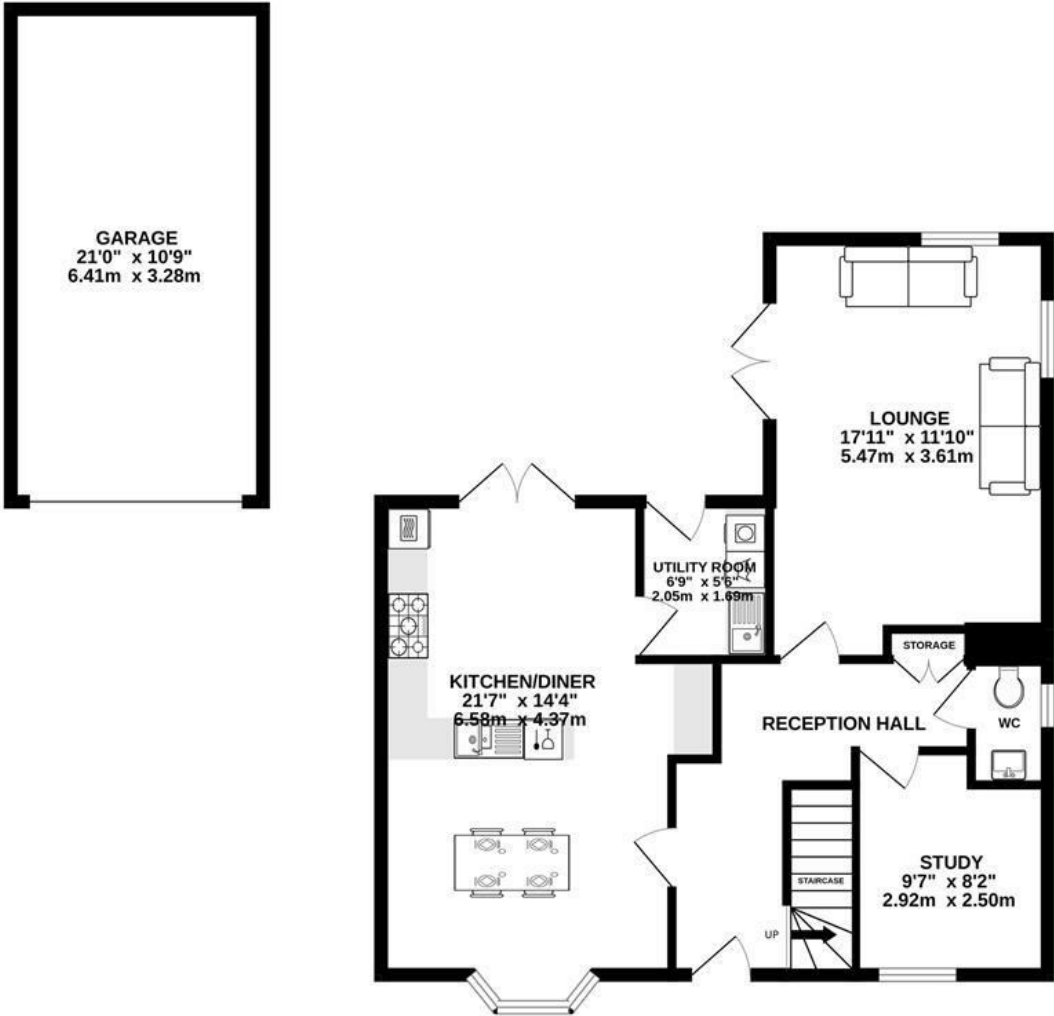




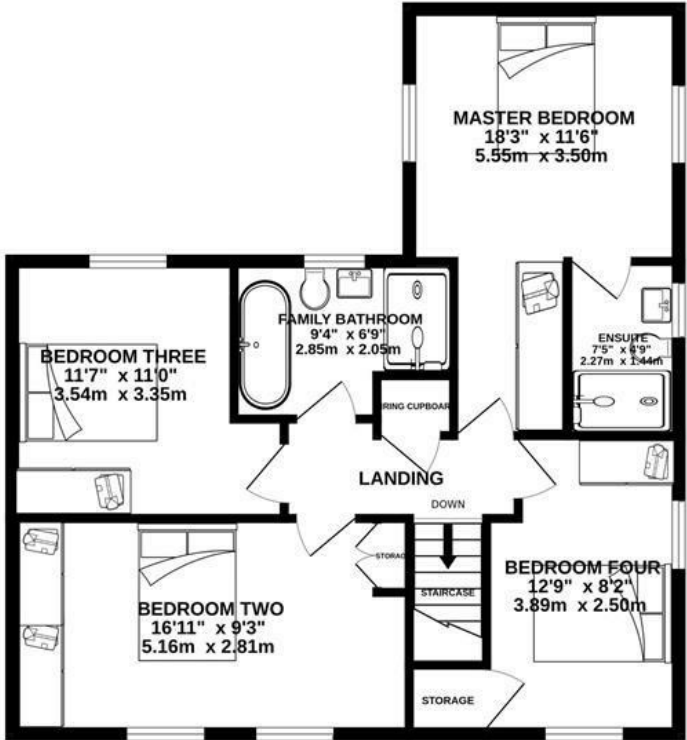


BEN ROSE

GROUND FLOOR
935 sq.ft. (86.8 sq.m.) approx.



1ST FLOOR
698 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA : 1632 sq.ft. (151.7 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	88	89
(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		

