



Broadfield Drive, Leyland

Offers Over £600,000

Ben Rose Estate Agents are thrilled to present this stunning, high-spec modern family home, nestled within a private and exclusive gated estate of just seven homes in the highly sought-after area of Leyland, Lancashire. Offering three floors of spacious and versatile living, this remarkable property is perfectly suited to growing families. The home is ideally located, with close proximity to excellent local amenities, including shops, schools, and parks. For commuters, there are fantastic transport links, with easy access to the M6 and M61 motorways for convenient travel to Preston, Manchester, and beyond.

Upon entering, you are welcomed by a bright and airy reception hall that sets the tone for the rest of the home. To the left, a staircase leads to the upper floors, while to the right, you have direct access to the integral garage. To the front of the house is a spacious lounge, making an ideal family room or home cinema area. Off the hall is a convenient storage room and WC for added practicality. To the rear is the expansive L-shaped open-plan kitchen, breakfast, and family room—an impressive highlight of the property. The kitchen is fitted with sleek quartz worktops and modern integrated appliances, while bi-folding doors lead out to the south-facing rear garden. The practicality of the space is enhanced by the utility room with external access. The entire ground floor benefits from the luxury of underfloor heating.

On the first floor, a spacious landing leads to four generously sized double bedrooms. Bedrooms two and three both feature private en-suite bathrooms and walk-in wardrobes, providing a touch of luxury and ample storage. The remaining bedrooms are served by a stylish family bathroom with a stunning freestanding bath and large walk in shower.

The entire second floor is dedicated to an impressive master suite, designed as a private retreat. This expansive space boasts large Velux windows that flood the room with natural light as well as a walk-in dressing room. The en-suite bathroom exudes luxury, featuring a rain shower and a sophisticated four-piece design.

The property also takes full advantage of eco-friendly features, including solar panels. The south-facing rear garden offers a peaceful sanctuary with a contemporary wrap-around paved patio—perfect for outdoor entertaining whilst the private driveway with side access to the property comfortably accommodates multiple vehicles and includes an EV charger for electric vehicles.

This truly exceptional home must be seen in person to be fully appreciated.











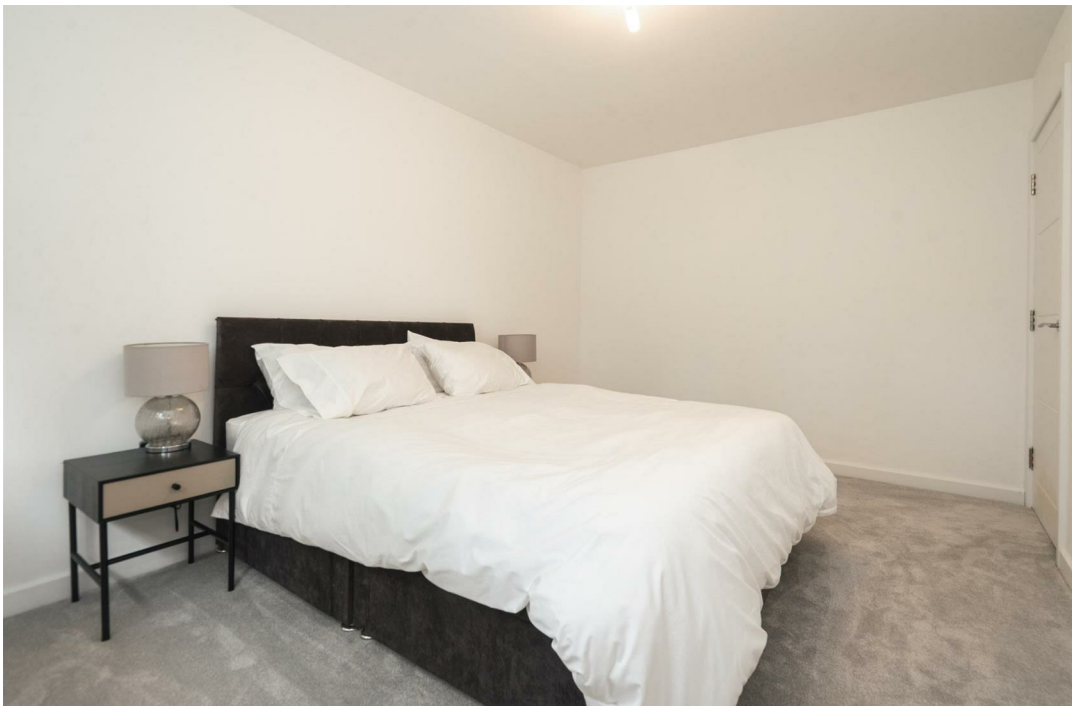












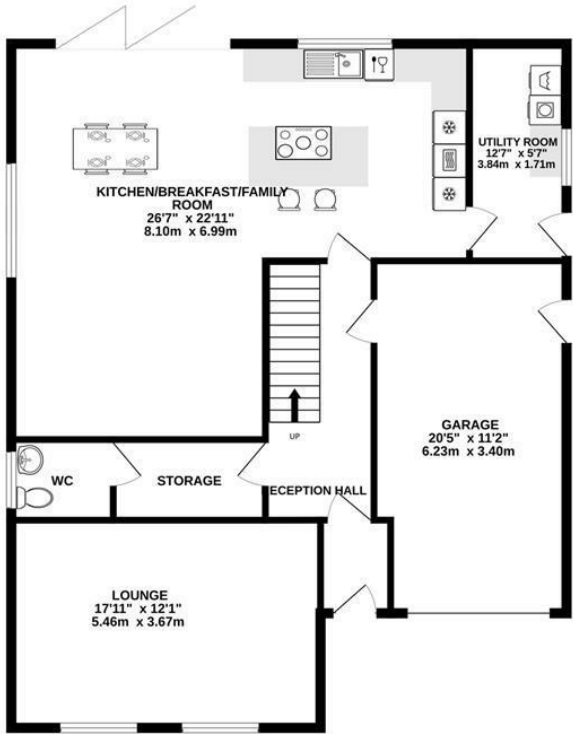




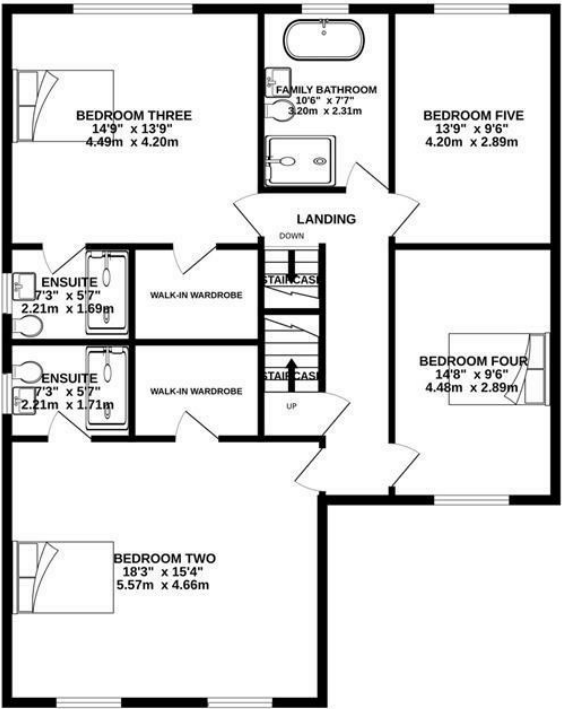


BEN ROSE

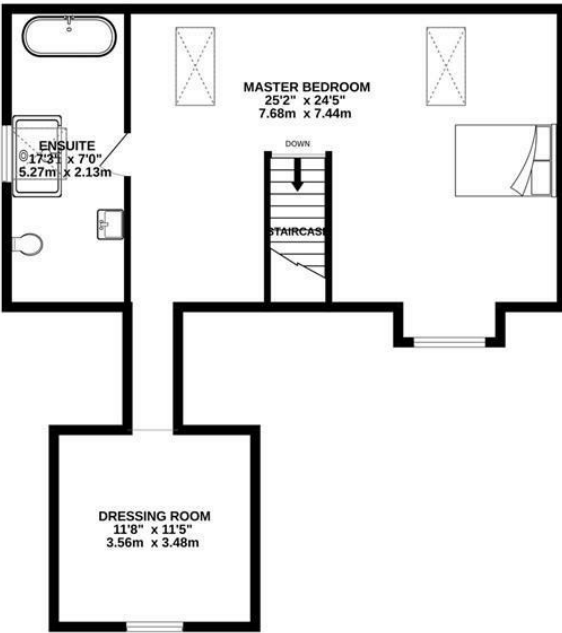
GROUND FLOOR
1182 sq.ft. (109.8 sq.m.) approx.



1ST FLOOR
1120 sq.ft. (104.1 sq.m.) approx.



2ND FLOOR
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA : 3024 sq.ft. (281.0 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	91	91
(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		