



## Honeysuckle Close, Leyland

**Offers Over £450,000**

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached home, located in a sought-after area of Leyland. This modern family property has been finished to an excellent standard throughout and offers generous living space, making it an ideal home for growing families. The home is perfectly situated with excellent travel links, including Leyland train station just a short drive away, and easy access to the M6 and M61 motorways for commuters. The area also benefits from good bus links, well-regarded schools, and a host of local amenities including shops, restaurants, and leisure facilities, while nearby towns such as Chorley and Preston are easily reached for further conveniences.

Stepping into the home, you are welcomed by a bright reception hall with the staircase leading to the first floor. From here, you'll find a study positioned at the front of the property, complete with a bay window that fills the room with natural light. The spacious lounge offers a warm and inviting space, with French doors opening out onto the rear garden, creating a seamless blend between indoor and outdoor living. Double doors connect the lounge to the impressive open-plan kitchen and dining room, which forms the true heart of the home. The kitchen is fitted with a range of integrated appliances and a breakfast bar for informal dining, while the dining area is enhanced by bi-folding doors that open fully into the garden – perfect for family gatherings and entertaining. A practical utility room sits just off the kitchen, alongside a convenient ground floor WC.

Moving upstairs, the property offers four generous bedrooms. The master bedroom, located at the front, boasts a feature bay window and a modern en-suite shower room. The further three bedrooms are all well-proportioned, making them ideal for children, guests, or additional office space if required. The family bathroom is finished to a contemporary standard and comprises a three-piece suite with an over-bath shower, completing the upper floor accommodation.

Externally, the property is approached via a driveway with space for up to two cars, which leads to the double integrated garage. The front garden is laid to lawn, adding to the kerb appeal of the home. To the rear, you'll discover a generously sized garden with a large paved seating area directly off the property – the perfect spot for outdoor dining and summer barbecues. This then extends onto a sizeable lawn, ideal for children's play or simply relaxing outdoors.

Altogether, this home provides a wonderful balance of modern family living both inside and out, in a highly convenient and desirable location.

















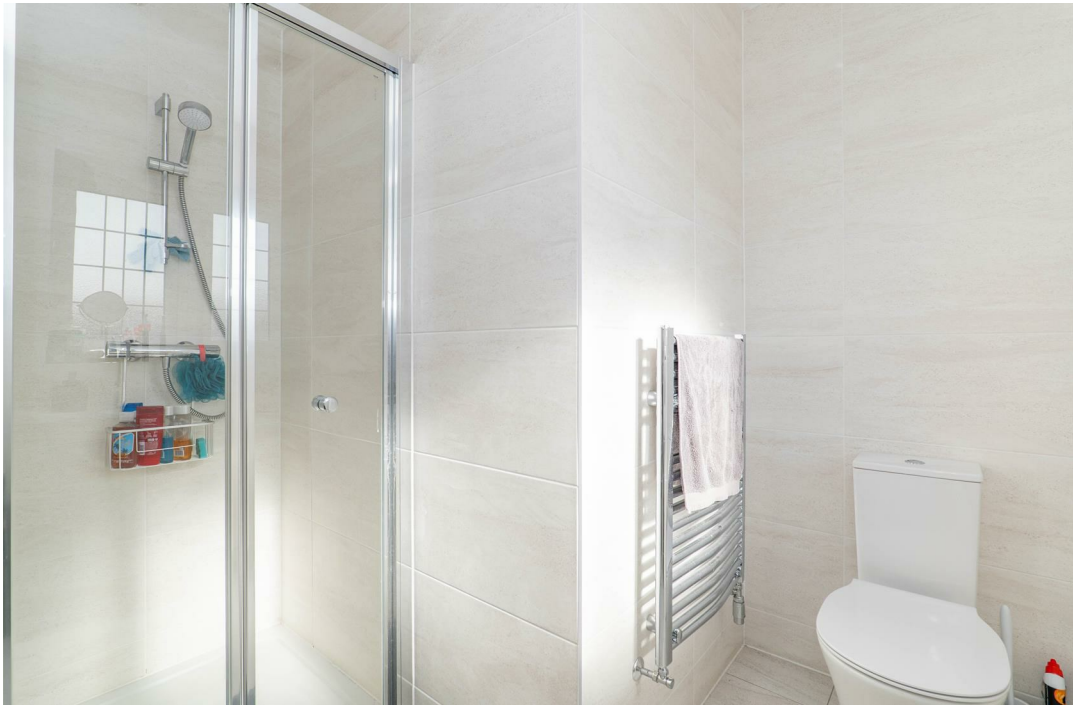


















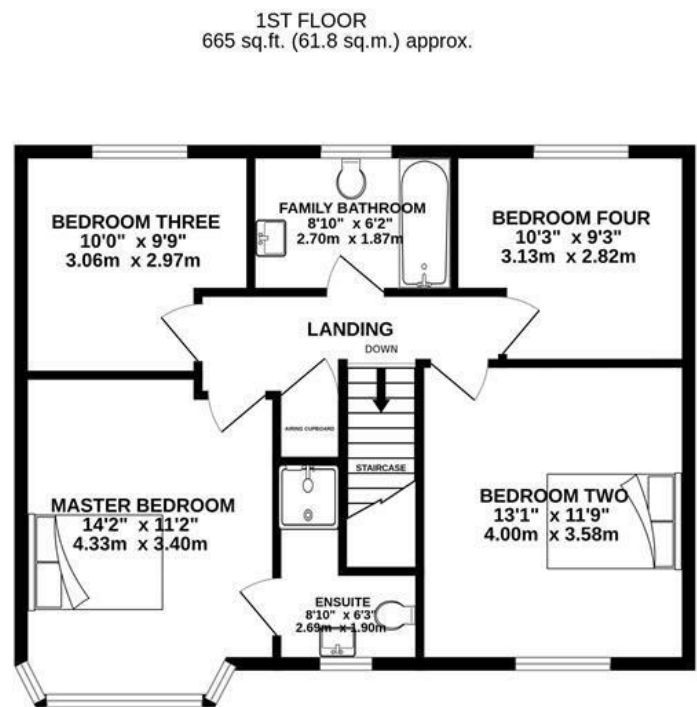
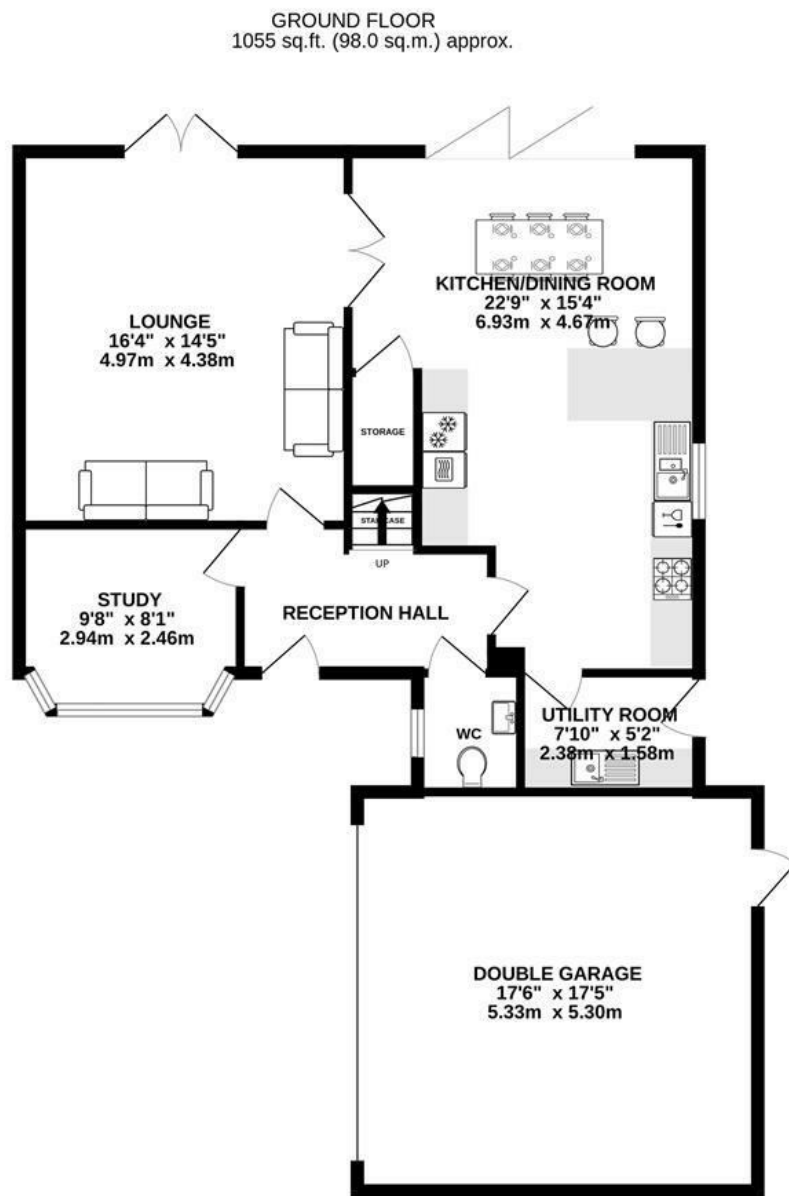








# BEN ROSE



TOTAL FLOOR AREA : 1719 sq.ft. (159.7 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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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) <b>A</b>	<b>87</b>	<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

