



## Bellflower Close, Clayton-Le-Woods

**Offers Over £350,000**

Ben Rose Estate Agents are pleased to present to market this delightful four-bedroom detached property located at the head of a quiet cul-de-sac on the popular 'Flowers Estate' in a sought-after area of Leyland. Ideally placed within easy walking distance to Cuerden Valley Park and just a short drive from Leyland town centre and its superb shops and local amenities, there are also convenient transport links via the M6/61 Motorways. This would make the ideal family home, comprising of spacious, versatile rooms throughout.

As you step into the reception hall, you'll find access to all the ground floor rooms. To the left, a convenient WC awaits, and adjacent to it, the stairs and a storage cupboard. To the front of the home lies the inviting lounge, featuring a bay window and an electric feature fireplace. Moving through, you'll discover the spacious dining room, easily accommodating a six-person dining table and offering access to the garden through a set of French doors.

Continuing on, you'll reach the kitchen/breakfast room, fitted in 2017. Here, you'll find a bespoke German kitchen from the Next 125 Schuller range with ample worktops and integrated appliances such as a fridge freezer, hob, oven, and dishwasher, with room for additional freestanding appliances. There's also a convenient breakfast bar for two and a large walk-in pantry with external access to the side of the home.

Heading upstairs to the first floor, you'll find four generously-sized double bedrooms. The master bedroom benefits from a three-piece ensuite/shower room. Bedroom four is versatile and could serve as a home office or study. The three-piece family bathroom, featuring a bath with an over-the-bath shower, was fitted in 2020.

The property also benefits from the boiler having been recently replaced in 2022.

Outside, the property boasts a quiet and sought-after location, perfect for families. The good-sized, private garden is not overlooked and features both lawn and paved areas, ideal for outdoor enjoyment. The property also includes a single garage with a new garage door, providing secure storage space. Additionally, the driveway can comfortably accommodate two cars.

In summary, this four-bedroom detached property offers a spacious and versatile family home in a quiet, sought-after location. With a lovely garden, garage, and ample parking, it's a perfect opportunity for those looking to settle in Leyland.









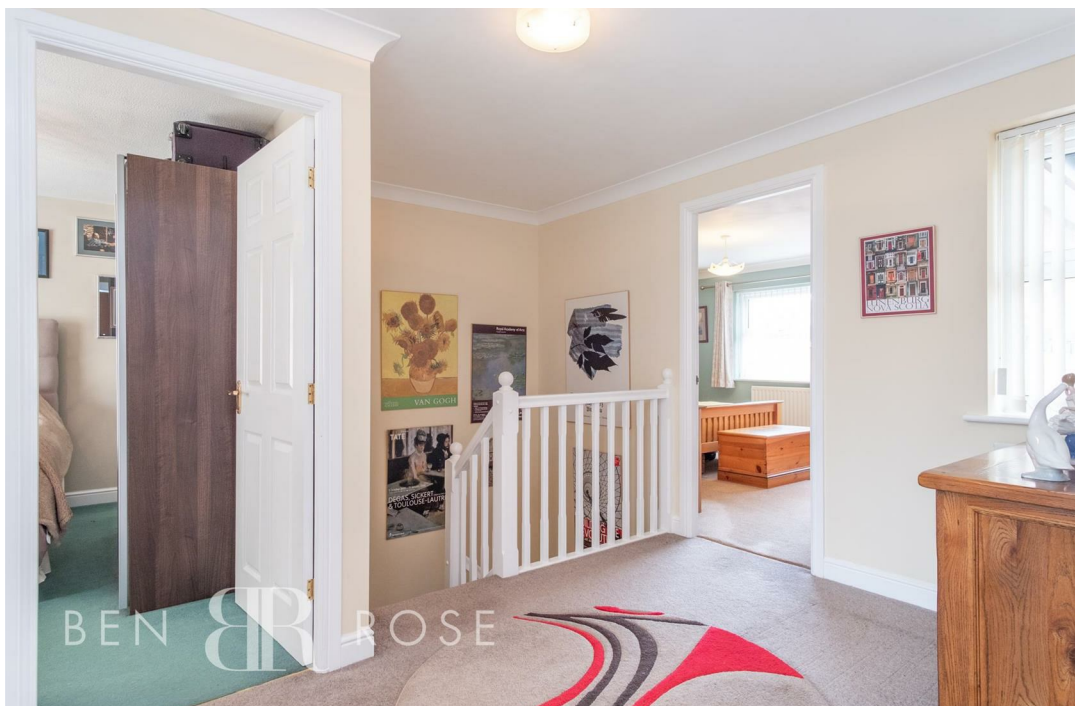
BEN  ROSE



BEN  ROSE







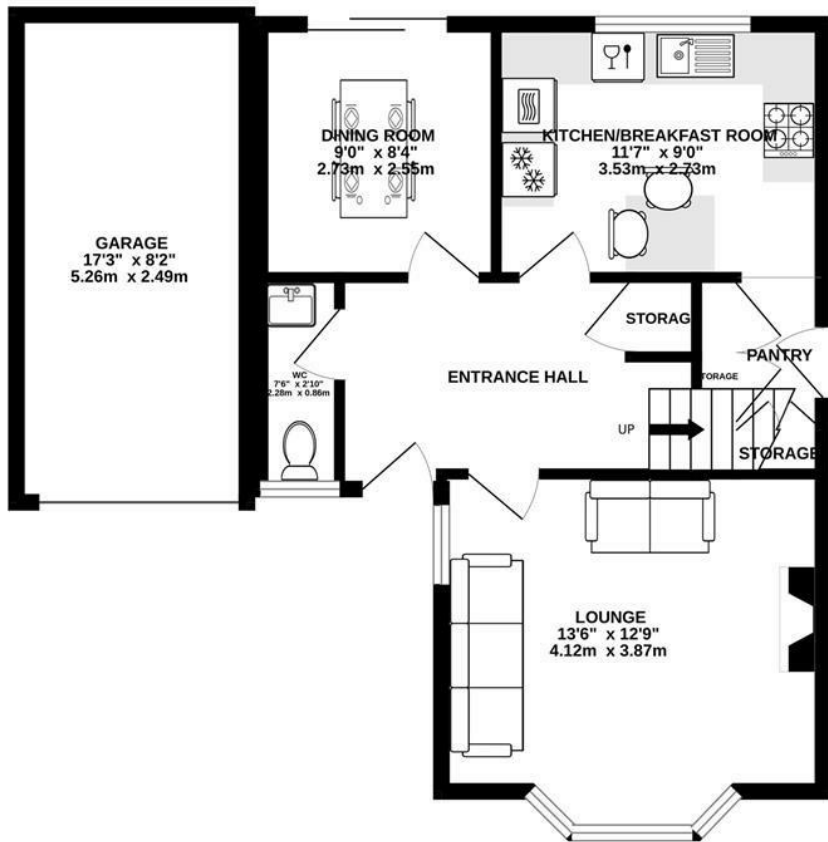




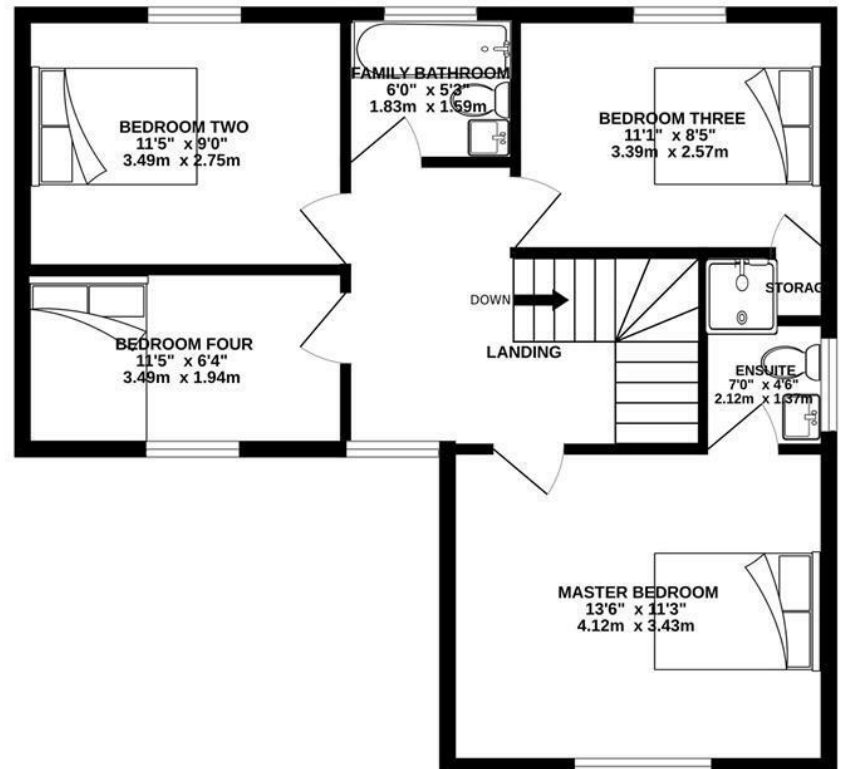




**GROUND FLOOR**  
618 sq.ft. (57.4 sq.m.) approx.



**1ST FLOOR**  
592 sq.ft. (55.0 sq.m.) approx.



**TOTAL FLOOR AREA: 1209 sq.ft. (112.3 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.  
 Made with Metropix ©2023

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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	<b>81</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		
<b>England &amp; Wales</b>	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) <b>A</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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	