

HOME  TRUTHS

Elder Close, Leyland

PR25 1FG





Tucked away at the end of a quiet cul de sac, this fabulous five bedroom property is the perfect family home with over 2100 square feet of flowing and elegant accommodation and is available with no upward chain. The tarmac driveway leads to the double garage and main entrance with welcoming seating area. Step into the spacious hallway and from there to the living room which runs the full depth of the property with patio doors opening to the garden. Double doors open to the heart of the home with plenty of room for both dining and comfortable furniture and the kitchen comprises a range of wall and base units topped by quartz work surfaces and etched drainer, five burner gas hob, double electric oven and grill, refrigerator, freezer and dishwasher. A separate utility leads off with space, power & plumbing for additional appliances including the Potterton central heating boiler. Completing the ground floor are the snug/home office and the cloakroom comprising wc and floating wash hand basin. Step outside into the west facing garden which is laid to lawn with sun terrace and very private side terrace with decking and productive area including raised beds, greenhouse and fruit bed. The double garage is carpeted and currently enjoying life as a gym. Back inside, stairs with return lead up to the first floor landing and through to the sumptuous master bedroom with dressing room and en suite comprising fully tiled elevations and flooring, rainfall mixer shower in walk in cubicle, wc, floating wash hand basin and ladder heated towel rail. Bedroom two also benefits from an en suite and there are three further bedrooms, two of which are good sized doubles, and the family bathroom comprises bath with screen and rainfall mixer shower over, wc, floating wash hand basin, ladder heated towel rail and fully tiled elevations and flooring.

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Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Stunning five bedroom property
- Quiet cul de sac location
- Over 2,100 square feet
- Video and virtual tour
- Large, west facing gardens
- No upward chain



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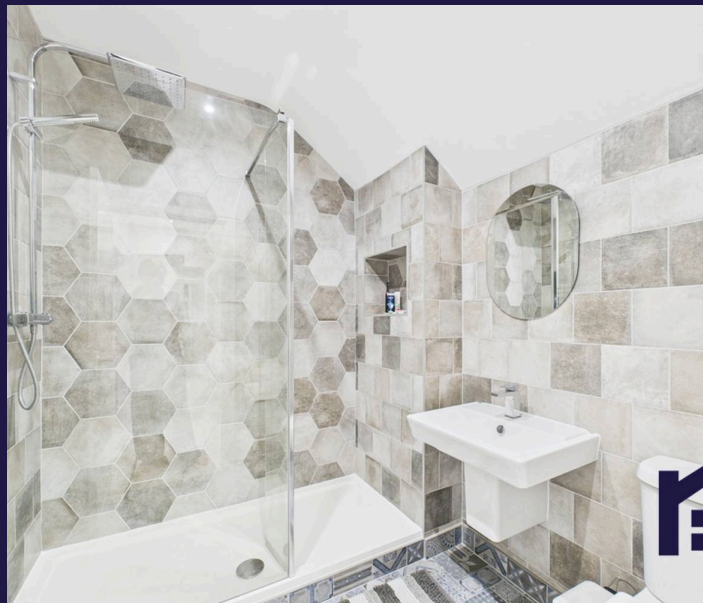
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Floor 1



Floor 2

Approximate total area⁽¹⁾

200.7 m²

2159 ft²

Reduced headroom

0.4 m²

4 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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