BEN ROSE



Yarrow Close, Croston, Leyland — Offers Over £350,000

Ben Rose Estate Agents are pleased to present an exceptional opportunity to purchase this thoughtfully extended four-bedroom semi-detached family home, nestled within a quiet and family-friendly cul-de-sac in the highly desirable and picturesque village of Croston. The property is presented with no onward chain and enjoys a prime position within walking distance of excellent local amenities, including well-regarded schools, charming pubs, and independent shops. For those needing to commute, the home benefits from superb transport links, with nearby bus routes and Croston train station providing direct connections to Preston and Liverpool.

Stepping into the property through the welcoming entrance porch, you are led into the spacious lounge, which features an open staircase to the upper level and a large window overlooking the front aspect. The room is finished with hardwearing solid oak parquet flooring, which continues throughout the ground floor and flows seamlessly into the stunning open-plan kitchen/dining room. This bright and airy extended space boasts a contemporary bespoke fitted kitchen with a full range of integrated appliances, including a fridge, freezer, double oven, hob, microwave, and dishwasher, complemented by a central island. The dining area provides ample space for a large family dining table, enhanced by Velux windows above and stylish bi-folding doors that open onto the rear garden. Just off this space is a practical utility room, offering additional storage and space for a washing machine and dryer, along with a convenient downstairs WC, completing the ground floor.

Moving to the first floor, you will find four well-proportioned bedrooms, with bedroom four benefiting from a bespoke fitted desk, making it ideal for use as a home office. A modern four-piece family bathroom completes this level. From bedroom three, a staircase leads to the second floor, where you will find a spacious attic room. This versatile space is perfect as a playroom, hobby room, snug, or larger home office.

Externally, the home boasts a private driveway to the front, providing off-road parking and leading to the attached single garage. The garage is equipped with power and lighting and is accessed via an electric up-and-over door, as well as a rear access door. To the rear is a generously sized garden featuring a low-maintenance flagged patio and artificial lawn, creating an ideal space for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate this lovely home and to avoid potential disappointment.









T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB





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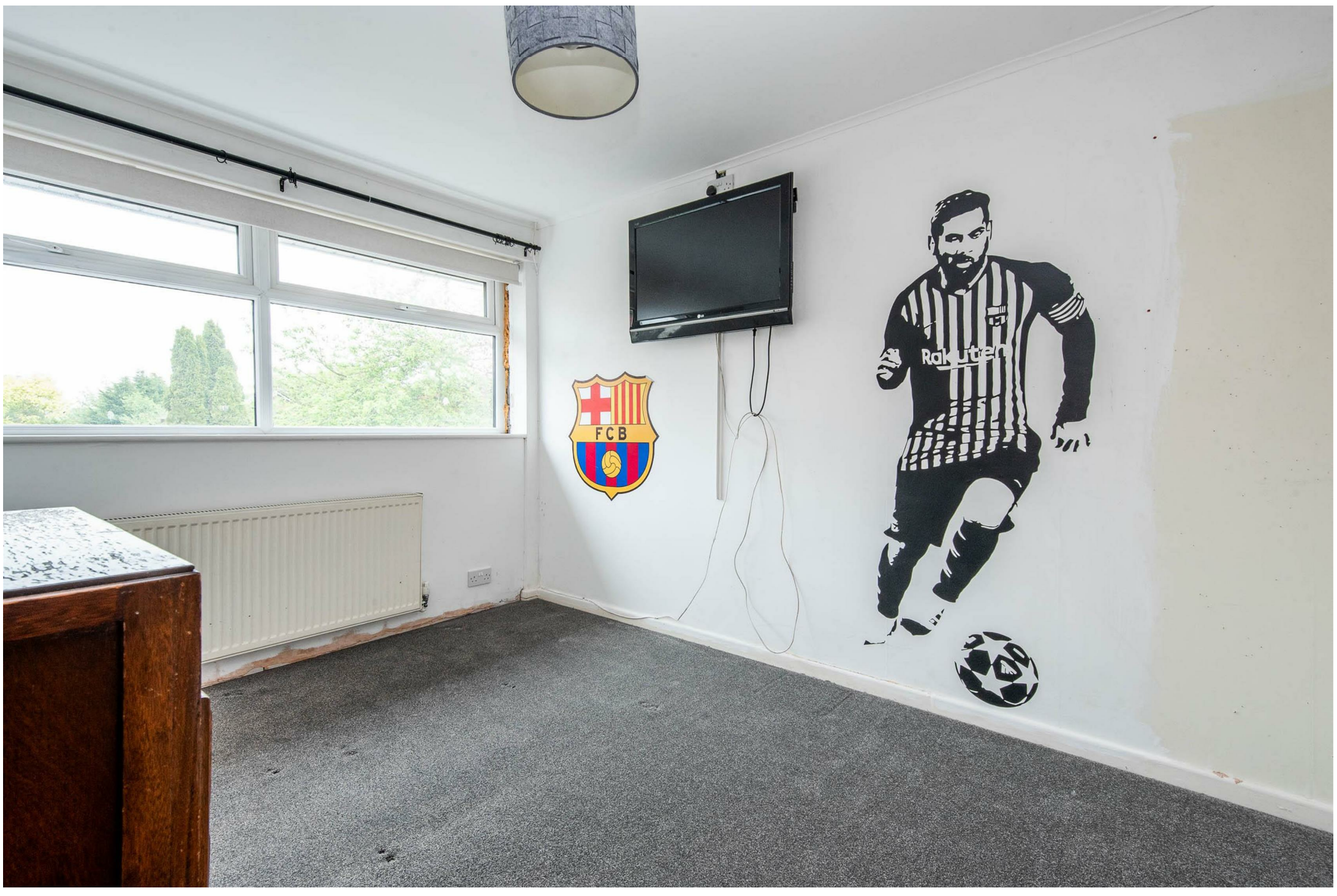





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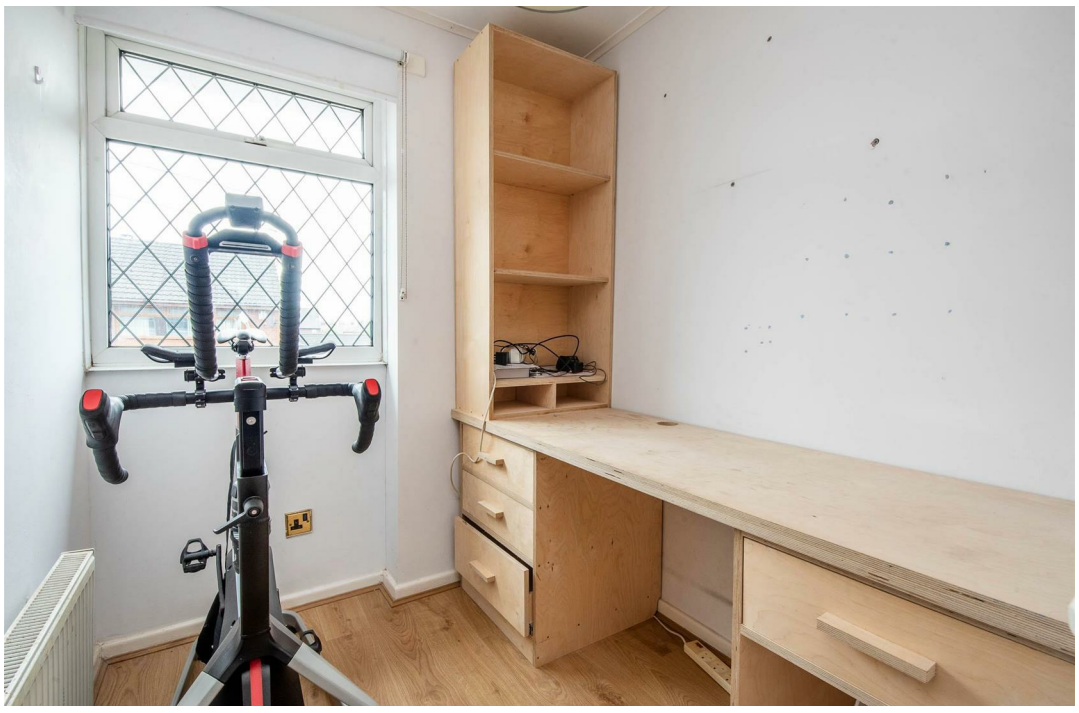



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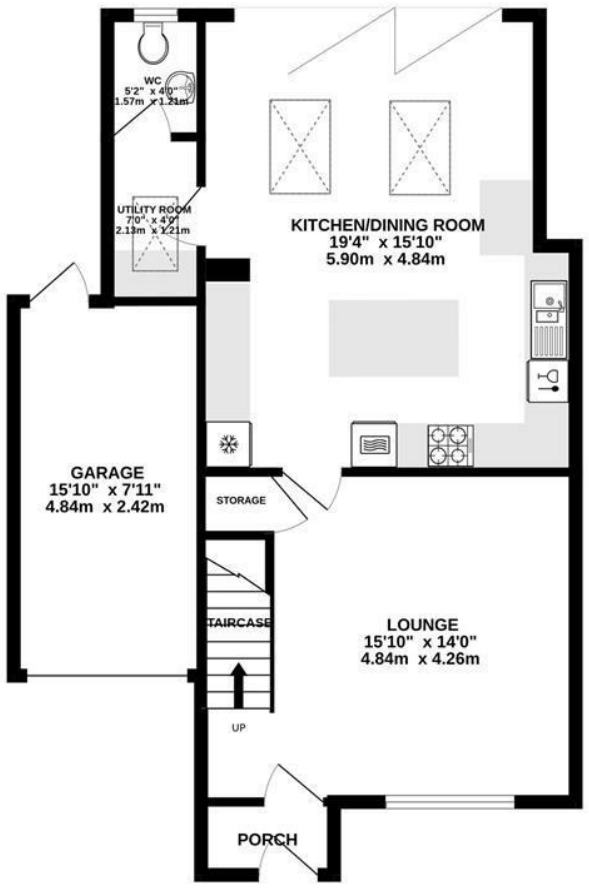




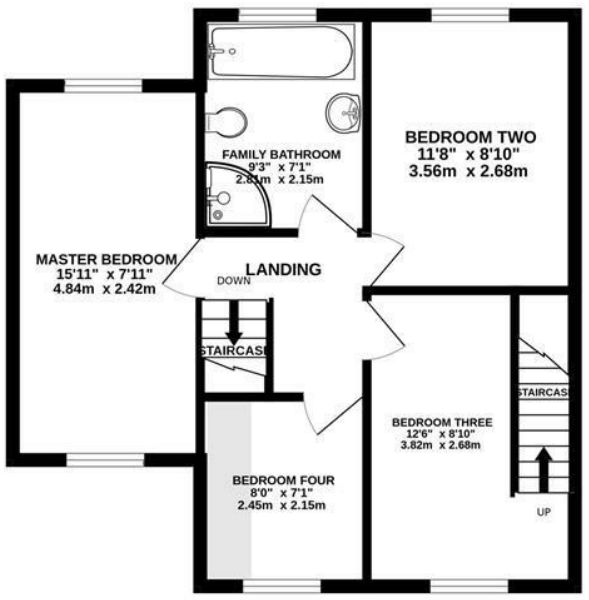
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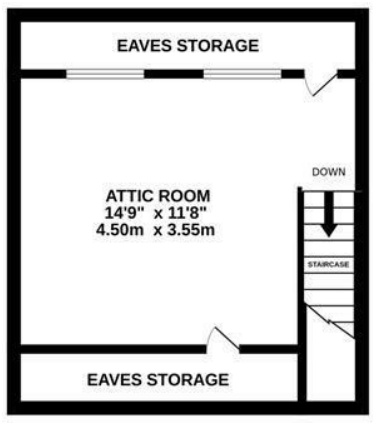
GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.



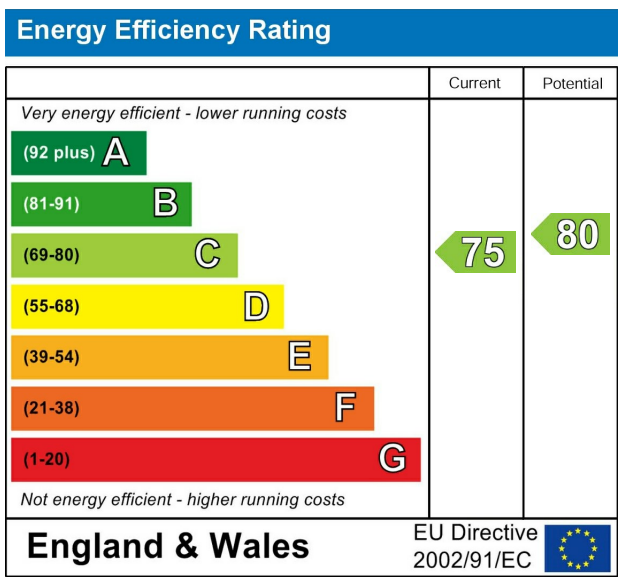
2ND FLOOR
246 sq.ft. (22.8 sq.m.) approx.

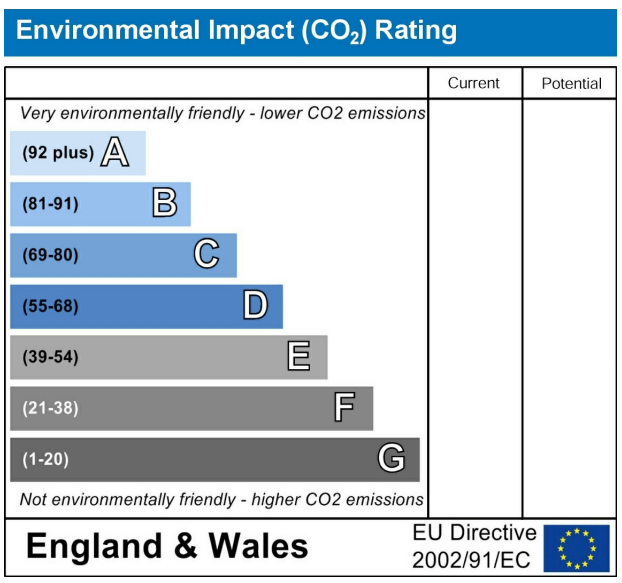


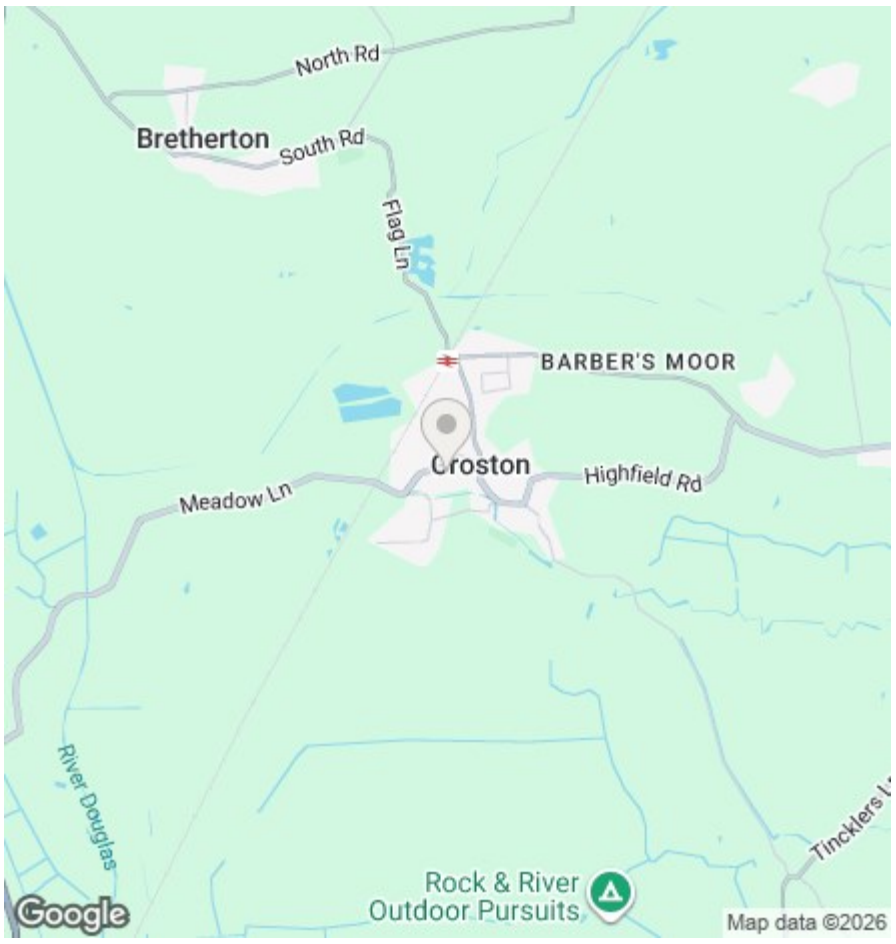
TOTAL FLOOR AREA : 1460 sq.ft. (135.6 sq.m.) approx.

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.







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