



School Close, Croston, Leyland

Offers In The Region Of £425,000

Ben Rose Estate Agents are pleased to present to market this beautifully appointed four bedroom detached family home, situated in the highly sought-after village of Croston, Leyland. Finished to a high standard throughout, this impressive property offers spacious and versatile accommodation arranged over three floors, making it ideal for growing families or professional couples seeking both comfort and style. Croston is well regarded for its charming village atmosphere, excellent local schools, independent shops, cafés and traditional pubs, all within easy reach. The area benefits from strong transport links, including Croston train station offering direct routes to Preston, Southport and Manchester, as well as convenient access to the M6 and M61 motorways for wider regional commuting. Nearby towns such as Leyland and Preston provide a broader range of shopping, leisure and dining options.

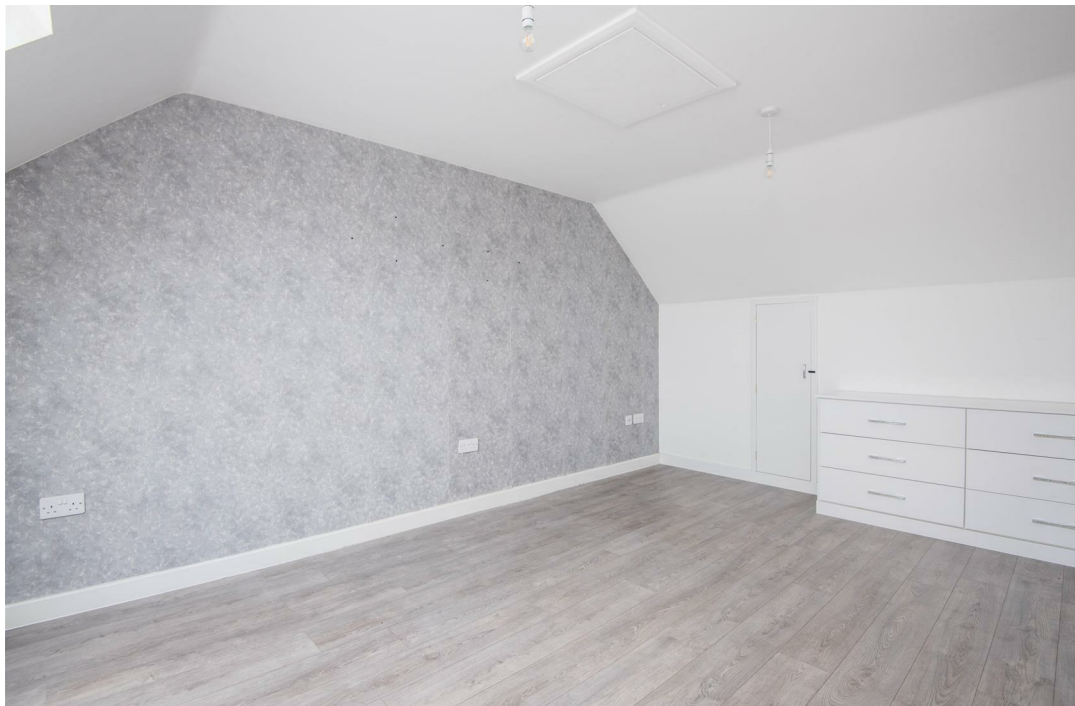
Stepping through the front door, the welcoming entrance hall immediately sets the tone for the rest of the home, providing access to the ground floor WC and the staircase to the upper floors. From here, you are led into the spacious lounge, a bright and inviting room enhanced by a bay window and a modern gas stove, creating a perfect space to relax and unwind. The lounge flows seamlessly into the heart of the home, the impressive kitchen, dining and family room. This contemporary space is fitted with a range of integrated appliances, including a wine fridge whilst benefitting from a large skylight that floods the room with natural light. There is ample space for dining, entertaining and family living. This continues onto the converted garage, ideal for use as a home gym or office. Completing the ground floor is a practical storage room, plumbed for a dryer and offering additional space.

Ascending to the first floor, the landing provides access to three generously sized double bedrooms, two of which feature built-in wardrobes, while bedroom two also benefits from a built-in desk, ideal for home working or studying. This floor is served by a stylish four-piece family bathroom, finished to a modern standard and designed with both comfort and practicality in mind. Continuing up to the second floor, you will find the impressive master suite, a private and spacious retreat complete with built-in wardrobes, a fitted desk area and a contemporary en suite.

Externally, the property continues to impress. To the front, there is a driveway providing off-road parking for several vehicles. The South facing rear garden is fully enclosed and thoughtfully designed, featuring low-maintenance astroturf alongside a composite deck, perfect for outdoor dining and entertaining. With its flexible living spaces, modern finishes and desirable village location, this exceptional home offers the ideal balance of lifestyle, convenience and comfort, making it a fantastic opportunity for families and couples alike.







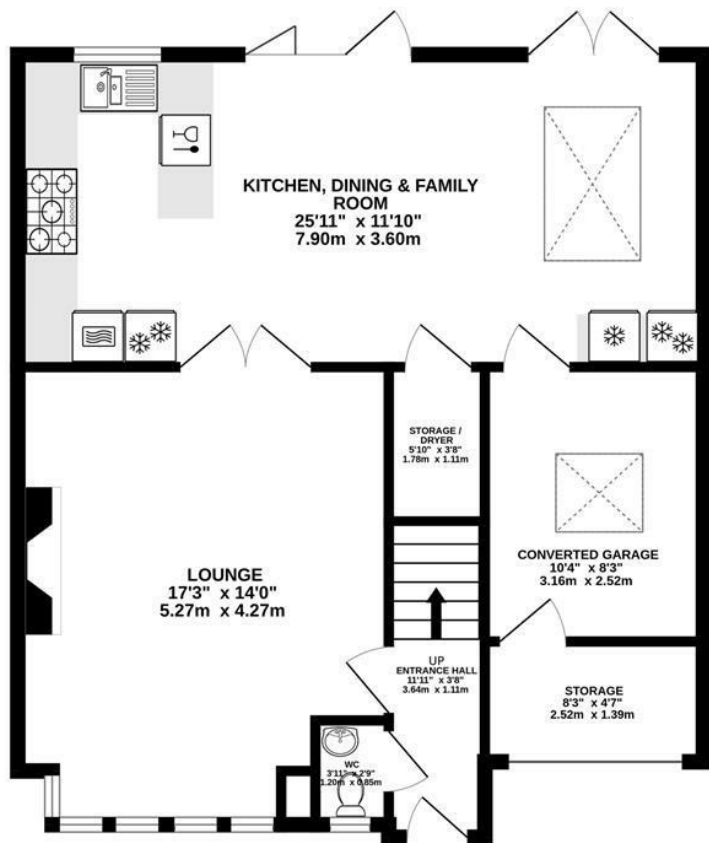




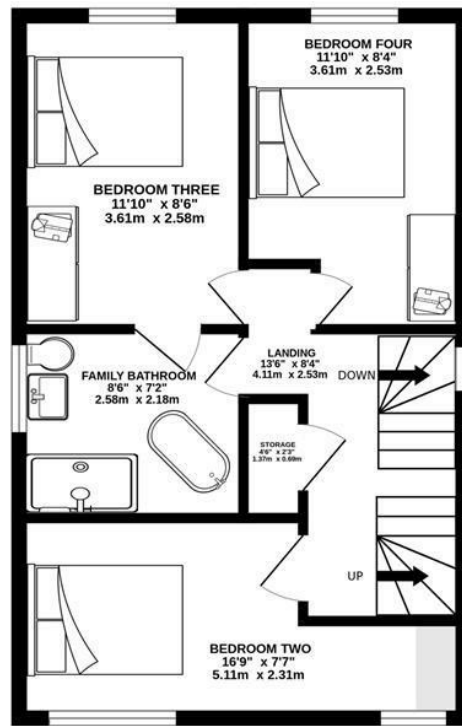


BEN ROSE

GROUND FLOOR
726 sq.ft. (67.4 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



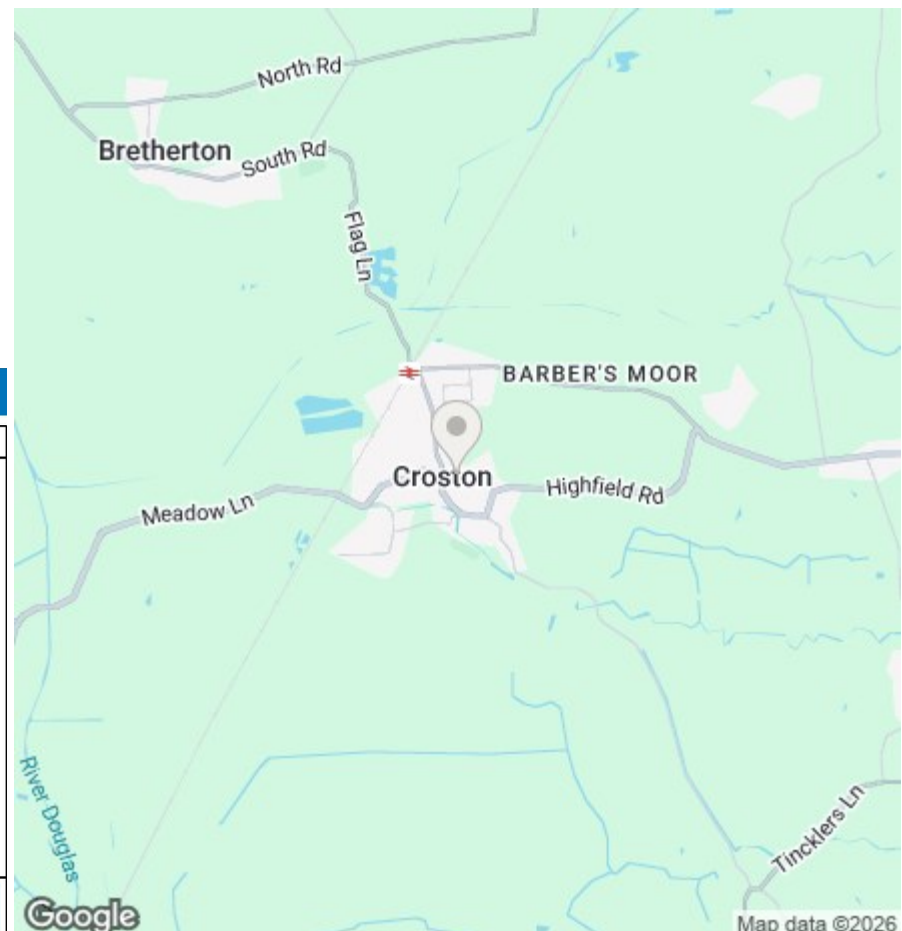
2ND FLOOR
253 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA : 1425 sq.ft. (132.3 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.
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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) A | | |
| (81-91) B | 89 | 90 |
| (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 (CO₂) 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 | |