BEN ROSE



Bradfield Close, Leyland

£339,950

Ben Rose Estate Agents are delighted to present to the market this beautifully presented three-bedroom detached property, situated on a sought-after residential development on the outskirts of Leyland. Occupying an enviable corner plot, the property benefits from additional land to the side of the home and garage, while offering generous indoor and outdoor space throughout. This unique and highly regarded development provides a peaceful and family-friendly setting, with the property sitting adjacent to a children's park and pond and tucked away within a quiet cul-de-sac. There is also excellent access to a host of local shops and amenities, while the M6, M61 and M65 motorways are all conveniently positioned for those needing to commute. With its attractive setting, versatile accommodation and excellent outdoor space, this would make an ideal family home and viewing is highly recommended.

Stepping into the property, you are welcomed by a bright entrance hallway, with useful under-stair storage, a convenient WC and the staircase leading to the upper floor.

To the right is the spacious lounge, which benefits from a large front-facing window allowing plenty of natural light into the room. Continuing through the property, you reach the generous kitchen/diner positioned at the rear. This light and airy open-plan space features a contemporary fitted kitchen with integrated appliances including a fridge, freezer, oven, hob and dishwasher. A useful utility cupboard provides additional space for freestanding appliances, while there is ample room for a large family dining table. Patio doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor spaces and making the room particularly well suited to family life and entertaining.

The first floor comprises of three well-proportioned bedrooms, all offering good-sized accommodation. The master bedroom benefits from a stylish en-suite shower room, while the remaining bedrooms are served by a modern three-piece family bathroom fitted with a bath and over-bath shower, together with useful built-in storage. A further storage cupboard is located off the landing, providing additional practical storage space.

Externally, the property occupies an excellent corner plot with a driveway providing off-road parking for multiple vehicles and leading to the single detached garage. To the side of the garage is an additional area of land, with gated access leading through to the rear garden. The generous rear garden features areas of lawn and patio and is not directly overlooked, with tall fencing helping to create a private and enclosed outdoor space. The front garden is laid to an easy-to-maintain lawn, while the property's position adjacent to the children's park and pond further enhances its peaceful and family-friendly setting. Overall, this superb home combines well-presented accommodation, generous gardens and additional land with a quiet location that is particularly well suited to family living.

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Questions and Answers
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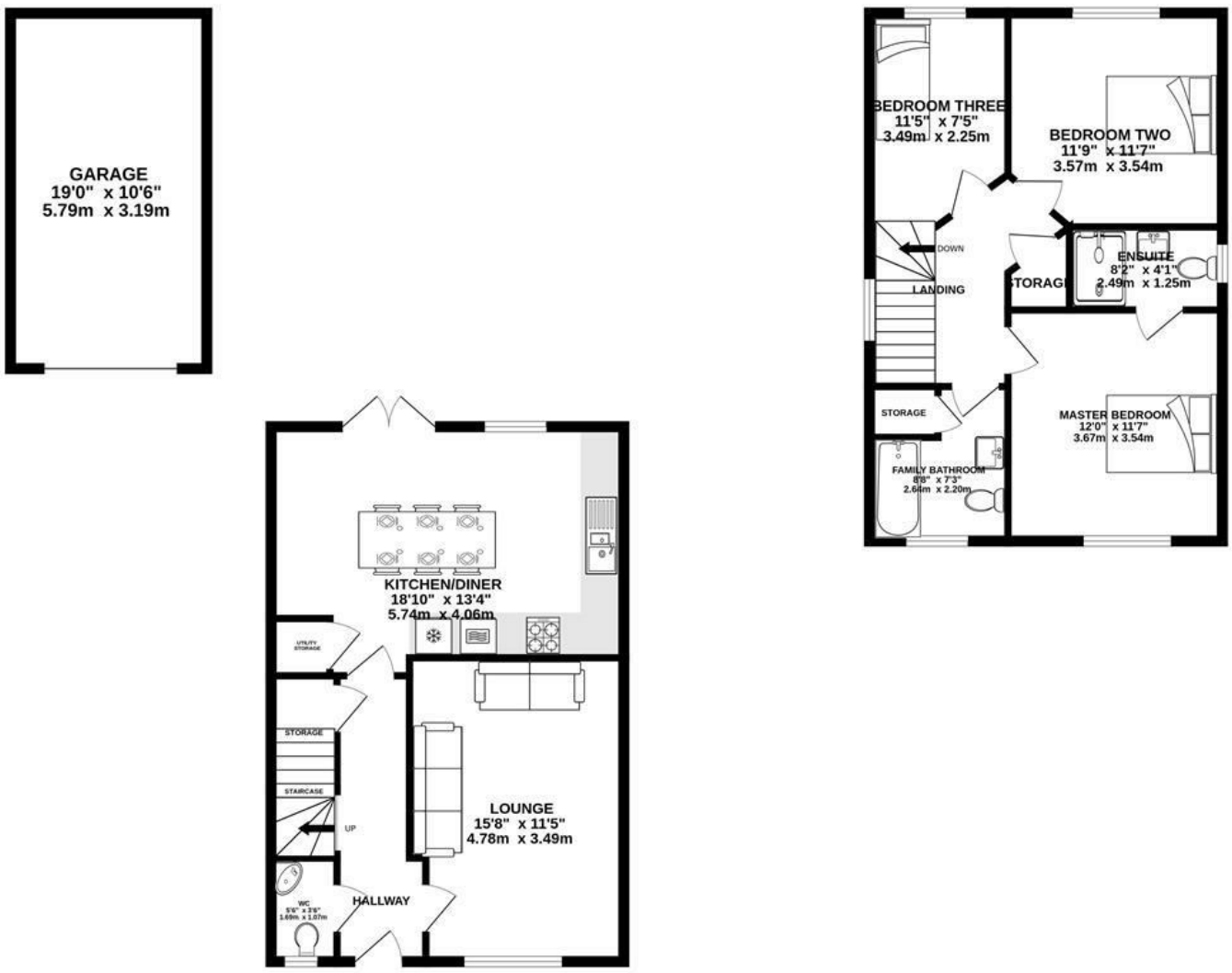




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GROUND FLOOR
737 sq.ft. (68.5 sq.m.) approx.

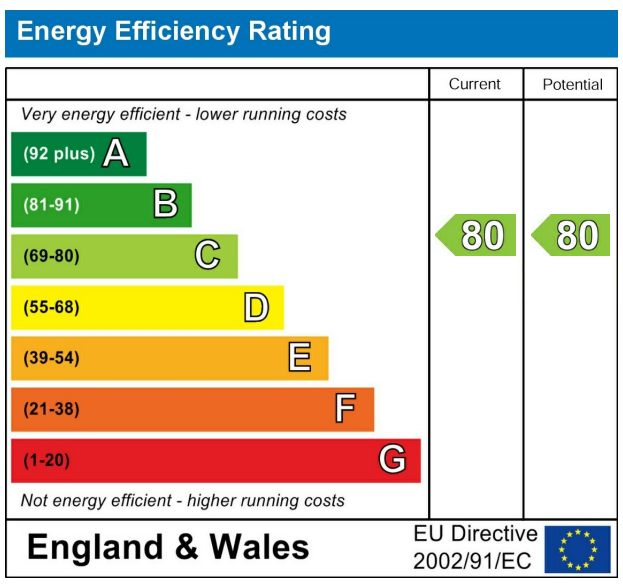
1ST FLOOR
531 sq.ft. (49.4 sq.m.) approx.

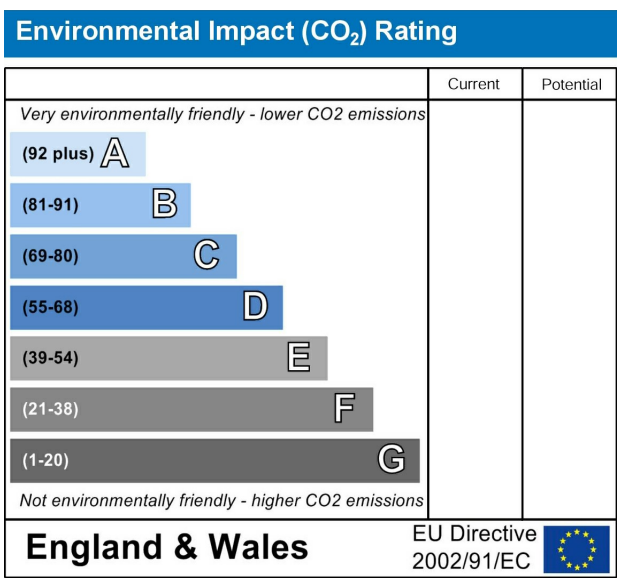


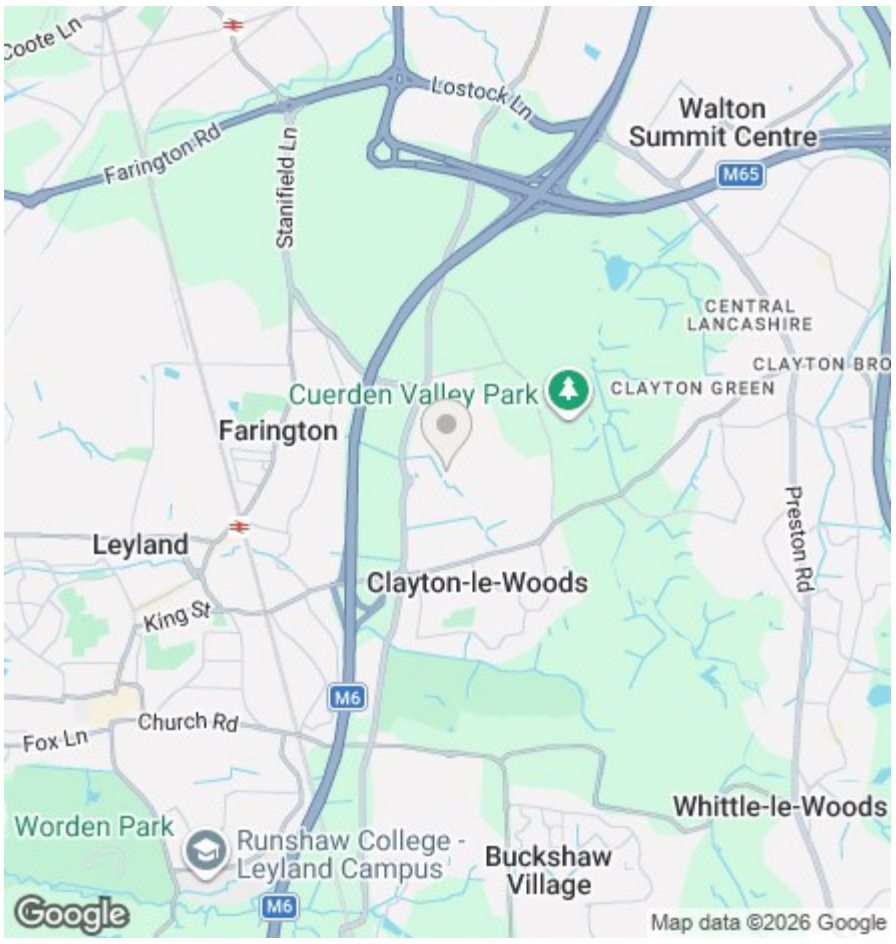
TOTAL FLOOR AREA : 1269 sq.ft. (117.8 sq.m.) approx.

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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