BEN ROSE



Cyclamen Close, Leyland £375,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached family home, positioned at the end of a peaceful cul-de-sac on the popular Flowers Estate in Leyland. Offering generous and versatile living accommodation across two floors, the property provides an ideal combination of spacious reception areas, modern family living and attractive outdoor space, making it particularly well suited to growing families. The property is also ideally situated for access to the beautiful Cuerden Valley Park, providing an excellent opportunity to enjoy a range of scenic walks and outdoor pursuits close to home. Leyland itself offers an excellent range of everyday amenities including supermarkets, shops, schools, leisure facilities, cafés and restaurants, while the surrounding towns of Chorley and Preston are also within easy reach. Leyland Railway Station provides regular rail services towards Preston, Manchester and other major destinations, whilst excellent road links via the M6, M61 and M65 make the property well placed for those commuting throughout Lancashire and beyond.

Entering the home, the welcoming entrance hall provides access to all of the principal ground floor rooms, alongside useful additional storage, a WC and stairs rising to the first floor. The spacious lounge is a particular highlight, enjoying an abundance of natural light through almost wall-to-wall windows and brand-new double doors overlooking the rear garden. A newly installed log-burning stove creates an attractive focal point and adds a cosy feel to the room, whilst shutters have been fitted to the ground floor windows. Returning to the entrance hall, the modern and well-equipped kitchen offers a range of fitted units alongside several integrated appliances, with further space for a family dining table, creating a practical and sociable setting for everyday meals. Completing the ground floor is the versatile snug, providing an excellent second reception room which could be used as a peaceful space to relax, a children's playroom or an additional family area.

Heading upstairs, the first-floor landing provides access to four well-proportioned bedrooms. Three of the bedrooms are comfortable double rooms, offering plenty of flexibility for a family, guests or home working requirements. The master bedroom further benefits from built-in wardrobes and a newly fitted, contemporary shower en suite, providing a private and modern space to start and end the day. Completing the first floor is the three-piece family bathroom, which features a freestanding bath and provides a well-appointed facility for the remaining bedrooms.

Externally, the property occupies an enviable position at the end of a peaceful cul-de-sac, with a driveway providing ample off-road parking and leading to the detached garage. The garage has been thoughtfully converted into two separate spaces, with one currently providing useful storage and the other offering excellent potential for use as a utility room, home office or additional versatile space, subject to any necessary requirements. To the front, a low-fenced garden features artificial lawn, raised flower beds and space for outdoor seating, creating an attractive approach to the property. The spacious rear garden is particularly well suited to family life and entertaining, with further artificial lawn, paved areas and composite decking providing a variety of spaces for outdoor furniture. A pergola with built-in BBQ creates an excellent focal point for summer gatherings, while additional raised flower beds add further interest. Further benefits include recently fitted roof fascias, brand-new windows to the front of the home, brand-new lounge windows and double doors, a new log-burning stove and CCTV, providing a well-maintained and comprehensively improved family home in a desirable Leyland setting.





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kitchen
ITS 5 O'CLOCK
ALEXA, POUR ME A GLASS OF Wine



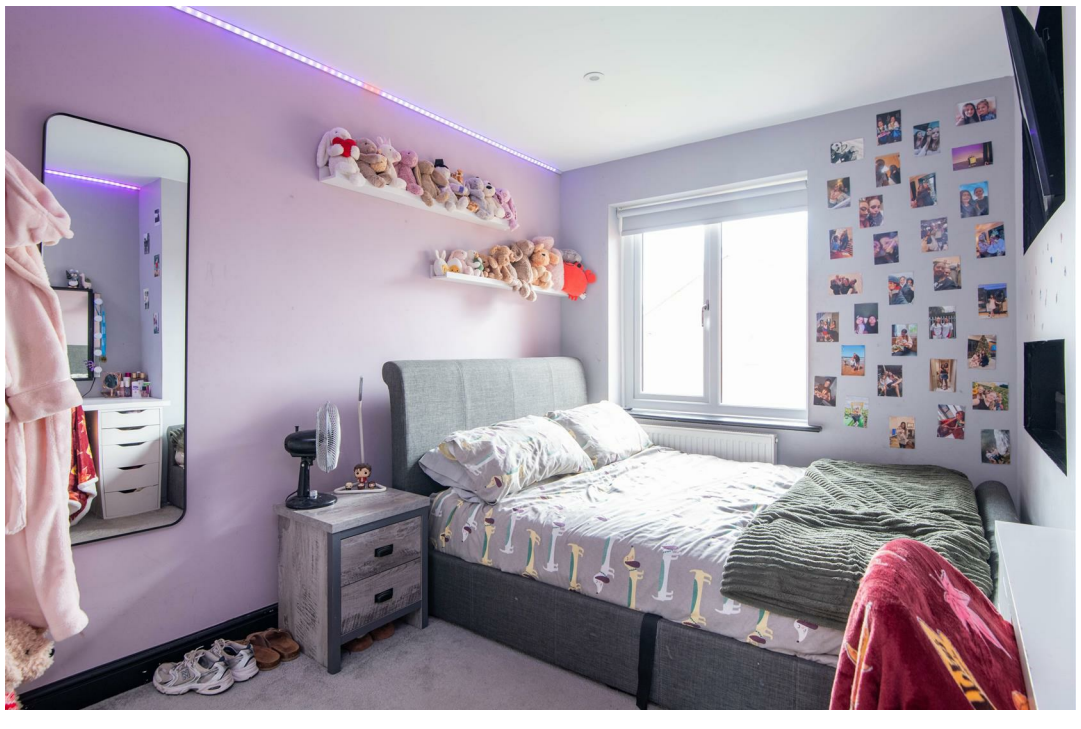


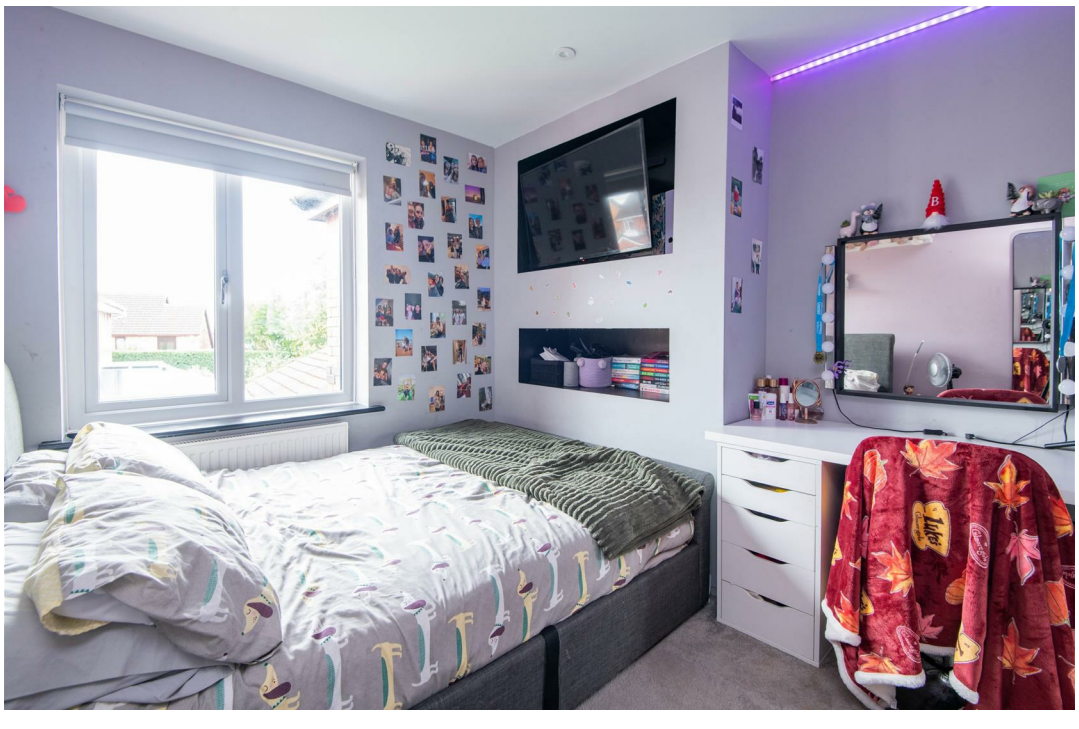

Apothecary
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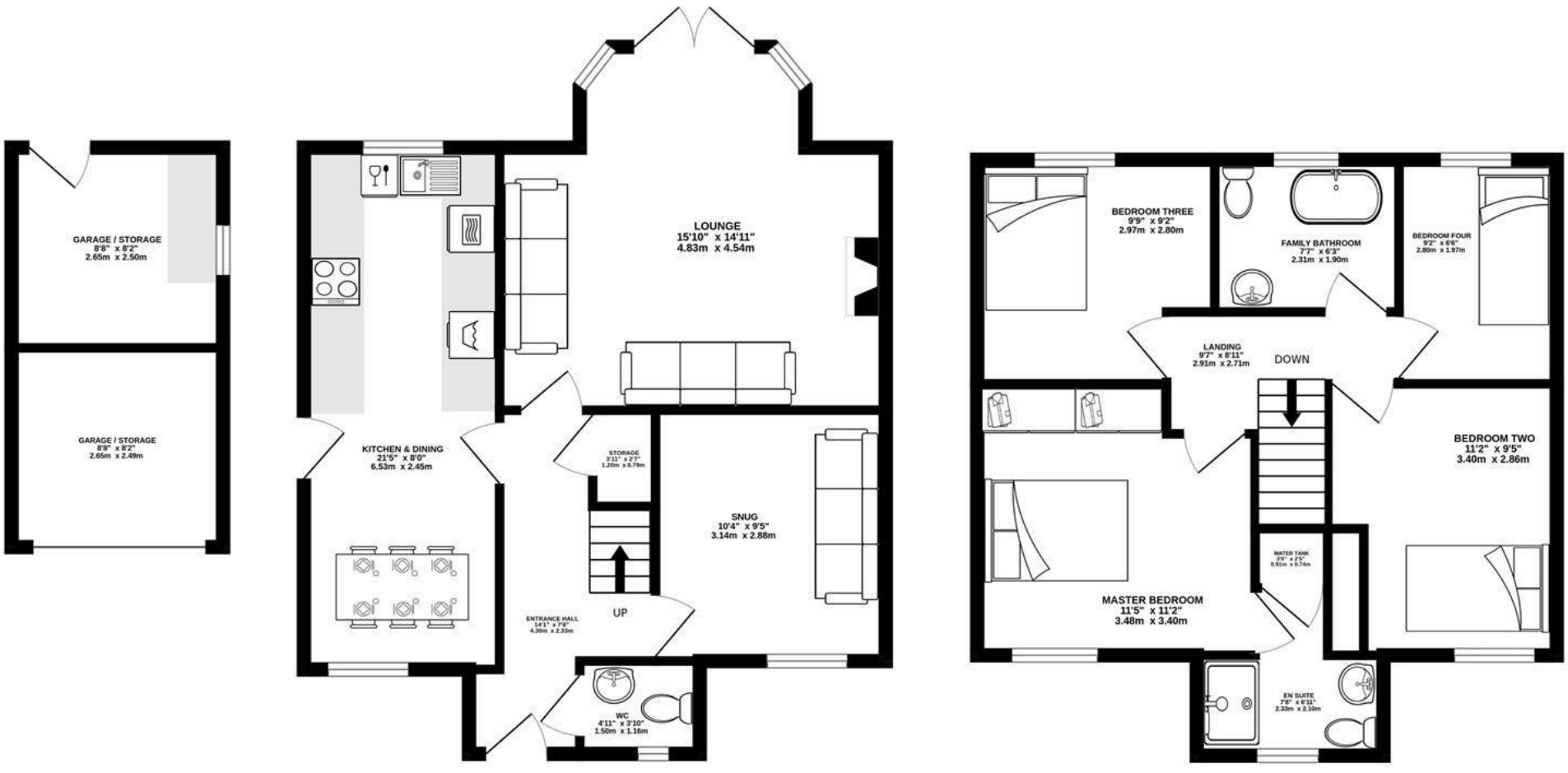


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GROUND FLOOR
715 sq.ft. (66.5 sq.m.) approx.

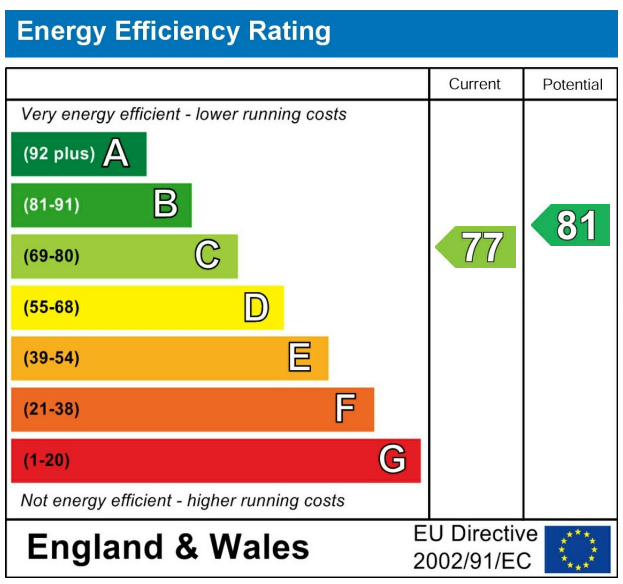
1ST FLOOR
515 sq.ft. (47.9 sq.m.) approx.

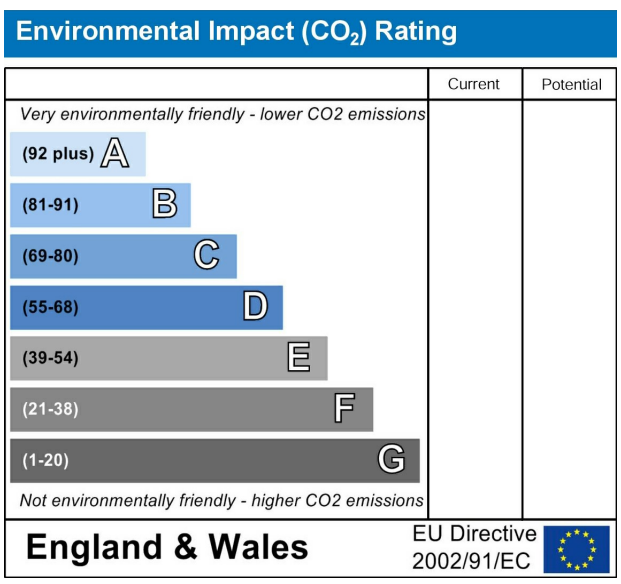


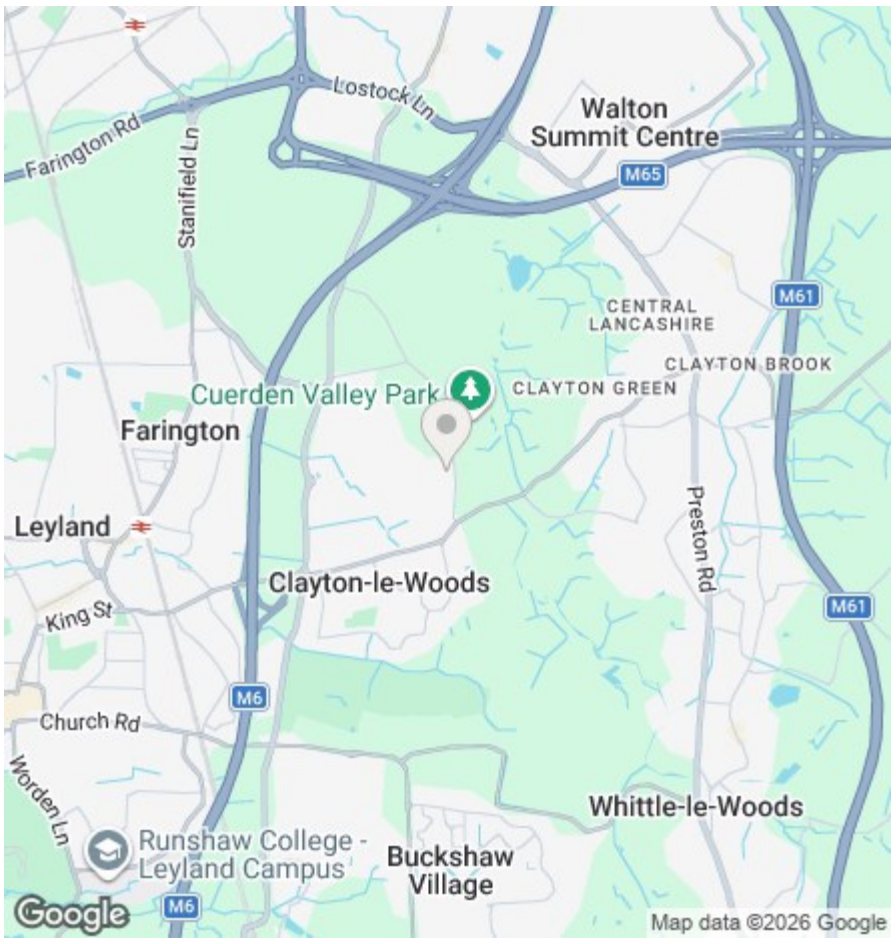
TOTAL FLOOR AREA : 1230 sq.ft. (114.3 sq.m.) approx.

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.







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