



**Great Park Drive, Leyland**

**Offers In The Region Of £300,000**

Ben Rose Estate Agents are pleased to present to market this beautifully finished three-bedroom detached home, situated in a sought-after residential area of Leyland. This stylish and modern property has been thoughtfully designed and impeccably maintained throughout, making it ideal for families looking for a home they can move straight into. Conveniently located, the property offers easy access to a range of local amenities including well-regarded schools, supermarkets, and leisure facilities. Excellent travel links are also nearby, with Leyland train station providing direct routes to surrounding towns and cities, as well as close proximity to the M6 and M61 motorways, making commuting to Preston, Chorley and beyond incredibly convenient.

Entering the home, you are welcomed into a bright entrance hall that provides access to the first floor staircase and leads through to the heart of the home — a stunning open plan kitchen and lounge/family room. This impressive space is flooded with natural light thanks to the large tri-folding doors that open out onto the rear garden, creating a seamless indoor-outdoor feel. The modern kitchen is fitted with a range of integrated appliances and sleek units, while the lounge area offers ample space for relaxation, complete with a stylish media wall. From here, you will also find a convenient ground floor WC, a generously sized dining room perfect for entertaining, and a separate utility room adding further practicality.

Moving up to the first floor, the landing provides access to two great sized double bedrooms, with the master bedroom benefiting from a contemporary en suite. There is also a modern three-piece family bathroom finished to a high standard. Stairs from the landing lead up to the second floor, where you will find a spacious third bedroom, enhanced by both a window and skylight allowing plenty of natural light, as well as access to useful storage space.

Externally, the property continues to impress. To the front, there is a driveway providing off-road parking for multiple vehicles, complemented by mature flowerbeds that add to the home's kerb appeal. The rear garden has been thoughtfully landscaped, featuring two paved seating areas ideal for outdoor dining and entertaining, alongside a well-maintained astroturf lawn. A standout feature is the large summer house, offering versatile use whether as a home office, gym, or a relaxing retreat during the warmer months. This exceptional home perfectly combines modern living with practical family space, making it a fantastic opportunity not to be missed.



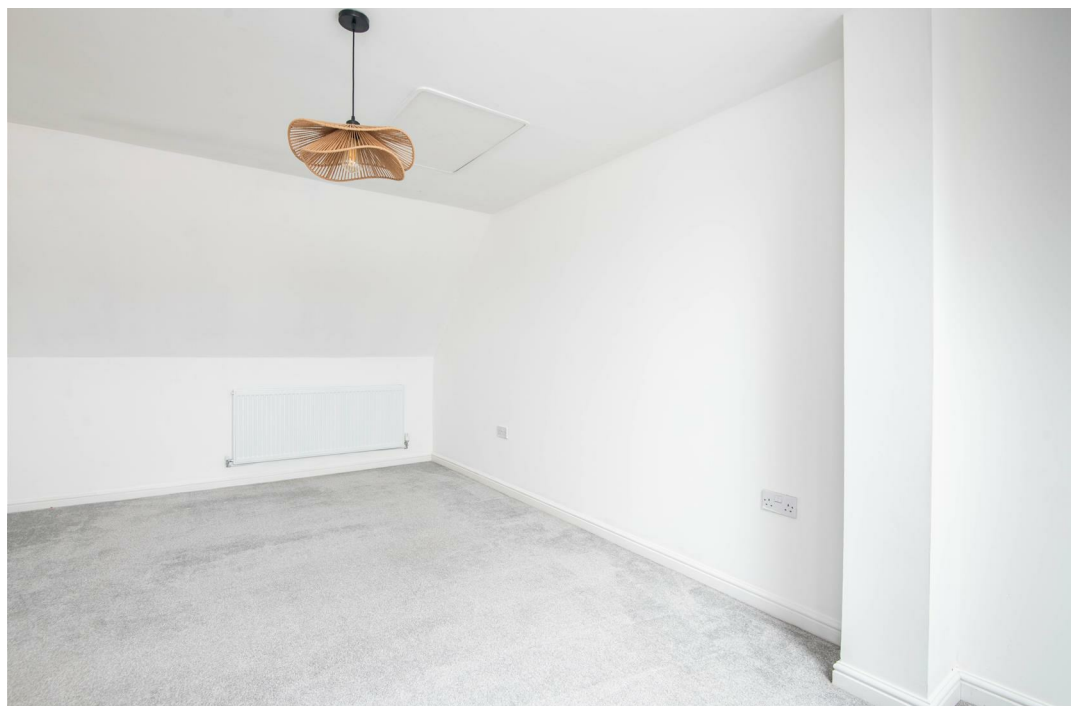












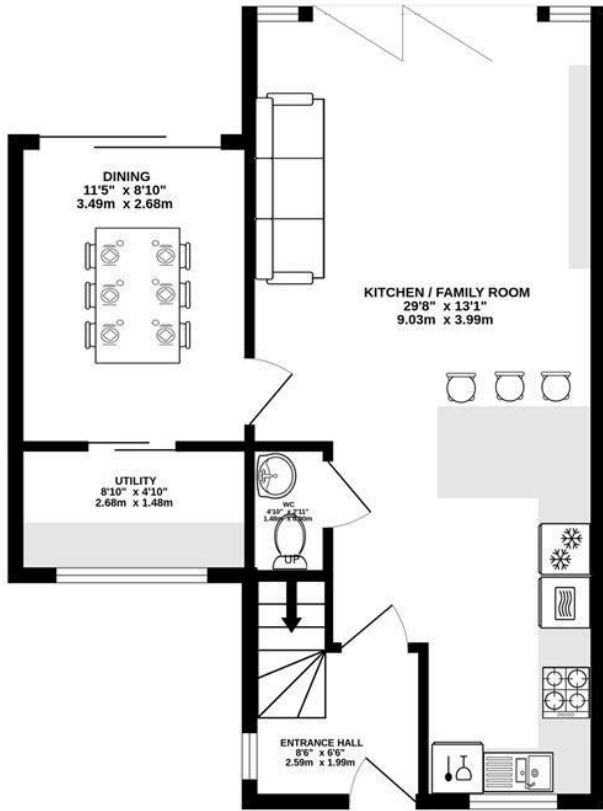




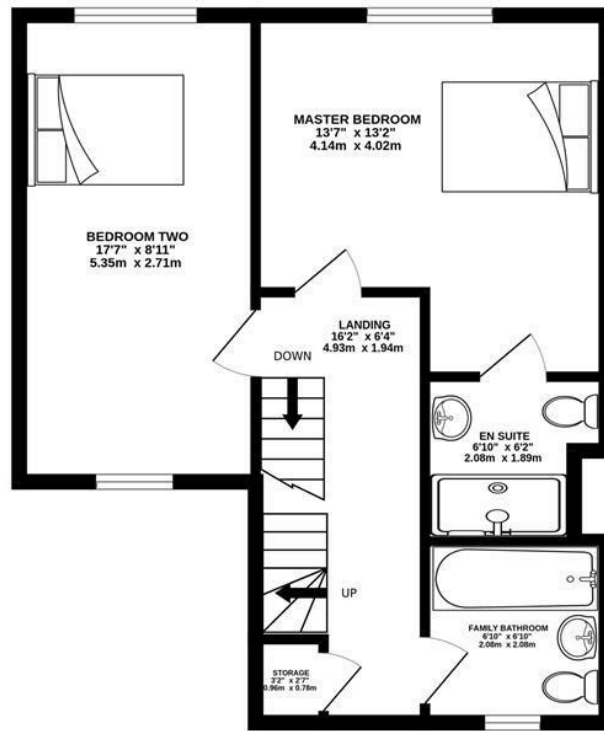


# BEN ROSE

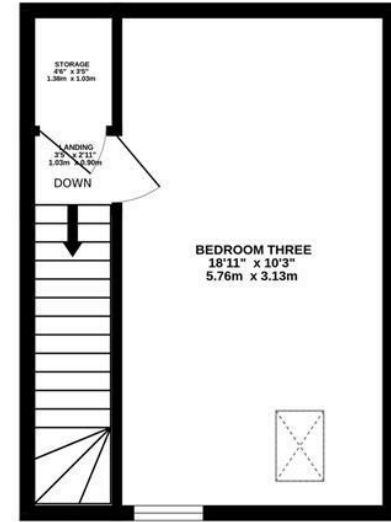
GROUND FLOOR  
531 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR  
502 sq.ft. (46.7 sq.m.) approx.



2ND FLOOR  
257 sq.ft. (23.9 sq.m.) approx.

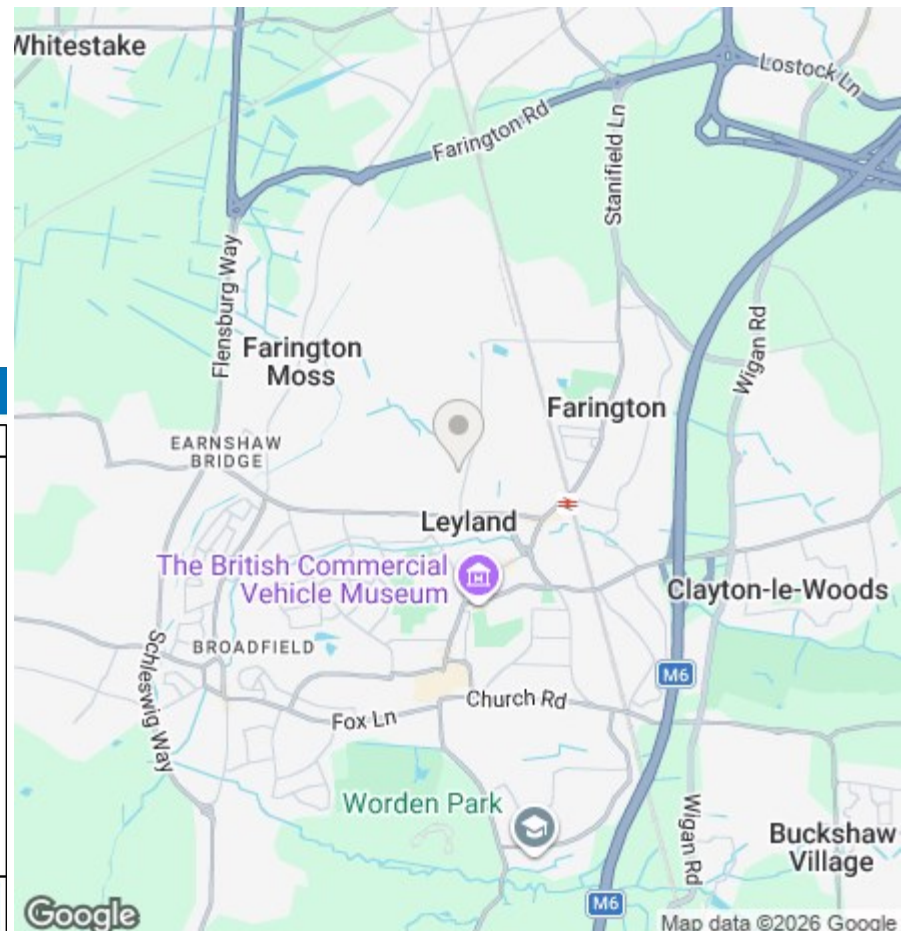


TOTAL FLOOR AREA : 1291 sq.ft. (120.0 sq.m.) approx.

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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