



## **Bramblewood, Croston, Leyland**

**Offers Over £475,000**

Ben Rose Estate Agents are delighted to present this charming four-bedroom family home, located in the picturesque and highly sought-after village of Croston. Full of character, this wonderful property is within walking distance of excellent local schools, charming pubs, and convenient shops, all right on your doorstep. It also benefits from superb travel links, with local bus routes and Croston train station providing direct connections to Preston and Liverpool.

As you enter the home, you're welcomed into a bright and welcoming porch and reception hall providing practical storage and setting the tone for the rest of the house. Off from the hall is a versatile room ideal for a snug or home office. To the front of the home is a spacious lounge filled with natural light, thanks to its large window. A feature multi fuel fireplace serves as a focal point, creating a warm and inviting space for family gatherings. Flowing through to the rear of the home is the open-plan kitchen and dining room. This space has ample integrated appliances, including dual ovens, fridge freezer and dishwasher. Just off the kitchen lies a practical utility room with ample storage cupboards and room for more freestanding appliances, keeping the main living spaces clutter-free. The utility rooms also house a practical WC adding to house convenience.

Moving upstairs, the first floor boasts four generous bedrooms, each tastefully decorated and offering plenty of natural light. The master bedroom is a true retreat, benefitting from fitted wardrobes and an en-suite bathroom finished to a high standard. Completing the first floor is the family bathroom, featuring sleek tiling, modern fixtures, and an over-the-bath shower.

Externally, the property offers a well-maintained driveway with space for several vehicles. To the rear, you'll find a sizable south facing garden that has been thoughtfully designed for both relaxation and entertainment. A patio seating area captures plenty of light through the day, ideal for dining outdoors. This home combines elegant living with practical family spaces and is ideally located to enjoy all that the area and the wider Lancashire area has to offer.









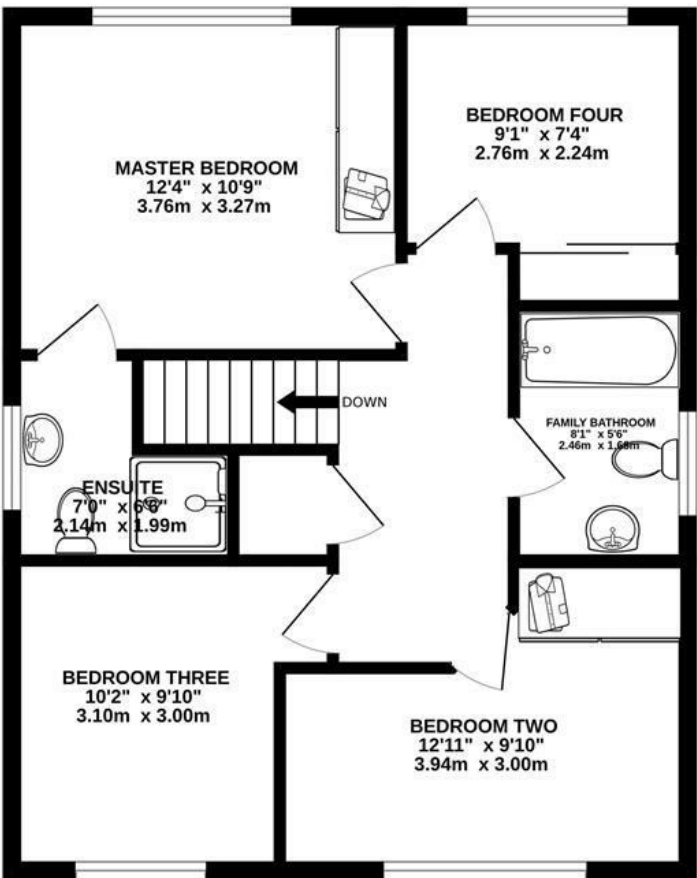
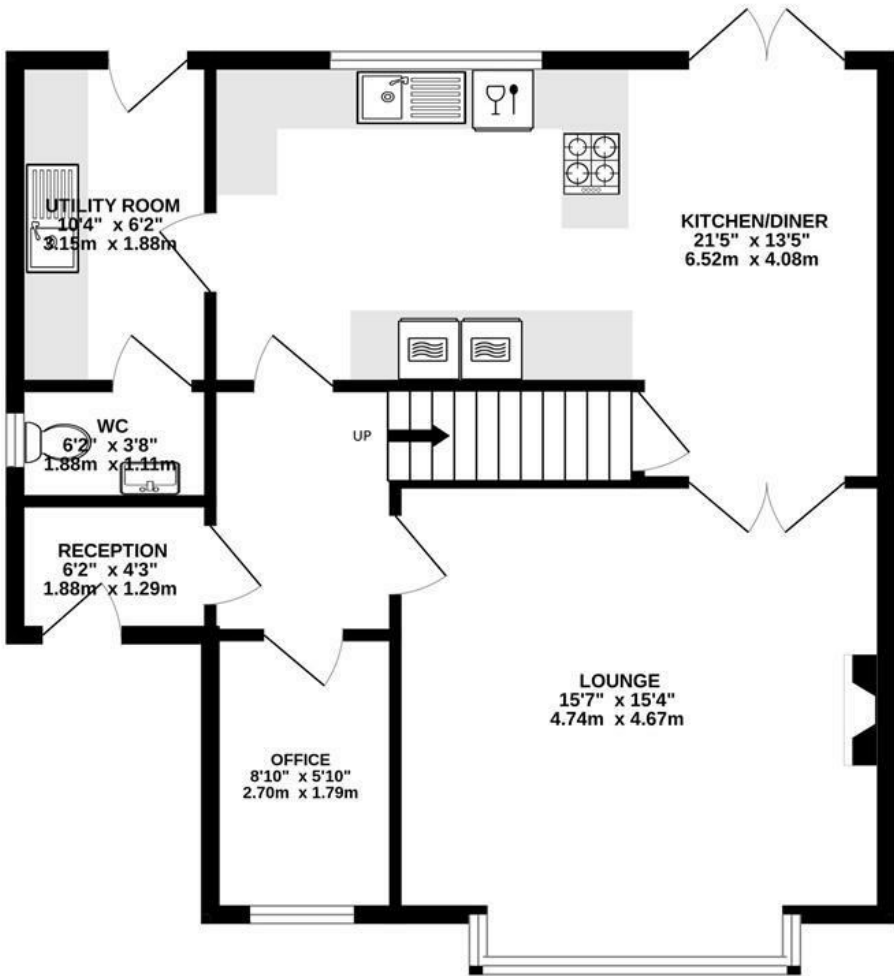




# BEN ROSE

GROUND FLOOR  
705 sq.ft. (65.5 sq.m.) approx.

1ST FLOOR  
580 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1284 sq.ft. (119.3 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	86
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

