



Dunnock Court, Leyland

Offers Over £299,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented, three-bedroom detached home, tucked away in a quiet cul-de-sac in the sought-after area of Leyland, Lancashire. Perfectly suited for couples and growing families, this lovely residence offers spacious, modern living in a peaceful residential setting. Leyland is a well-connected town with a thriving community, offering a wide array of local amenities including supermarkets, shops, schools, and leisure facilities. Excellent transport links are also close by, with Leyland train station just a short drive away providing direct routes to Preston, Manchester and beyond. For drivers, the nearby M6 and M61 motorways offer convenient access to surrounding towns and cities, while regular bus services ensure easy commuting and travel around the area.

As you step into the home, you're greeted by a welcoming entrance hall that flows into a bright and airy lounge – an ideal space for relaxing with family or entertaining guests. The heart of the home lies in the modern kitchen, which is fitted with contemporary units and integrated appliances, offering both style and functionality. Off the entrance hall is also a versatile store room, which was previously a garage and could easily be converted back if desired. Completing the ground floor is a convenient WC and stairs leading up to the first floor.

To the first floor, the landing leads to three double bedrooms, each offering ample space for furnishings and storage. The master bedroom benefits from a private en-suite, adding a touch of luxury to everyday living. The two further bedrooms are well-sized, ideal for children, guests, or even a home office. A modern three-piece family bathroom and additional storage cupboard complete the upper floor, providing all the essentials for a comfortable family lifestyle.

Externally, the property boasts a private driveway, along with a modest front lawn that adds to the home's kerb appeal. To the rear, a well-maintained garden awaits – featuring a patio area perfect for outdoor dining and a large lawn space, ideal for children's play or family gatherings. Whether you're looking to relax or entertain, this garden provides the perfect outdoor retreat.

In summary, this wonderful home offers modern and practical living in a desirable, family-friendly location. With spacious interiors, great local amenities, and strong transport connections, this is a fantastic opportunity for those looking to settle in one of Leyland's most welcoming neighbourhoods.







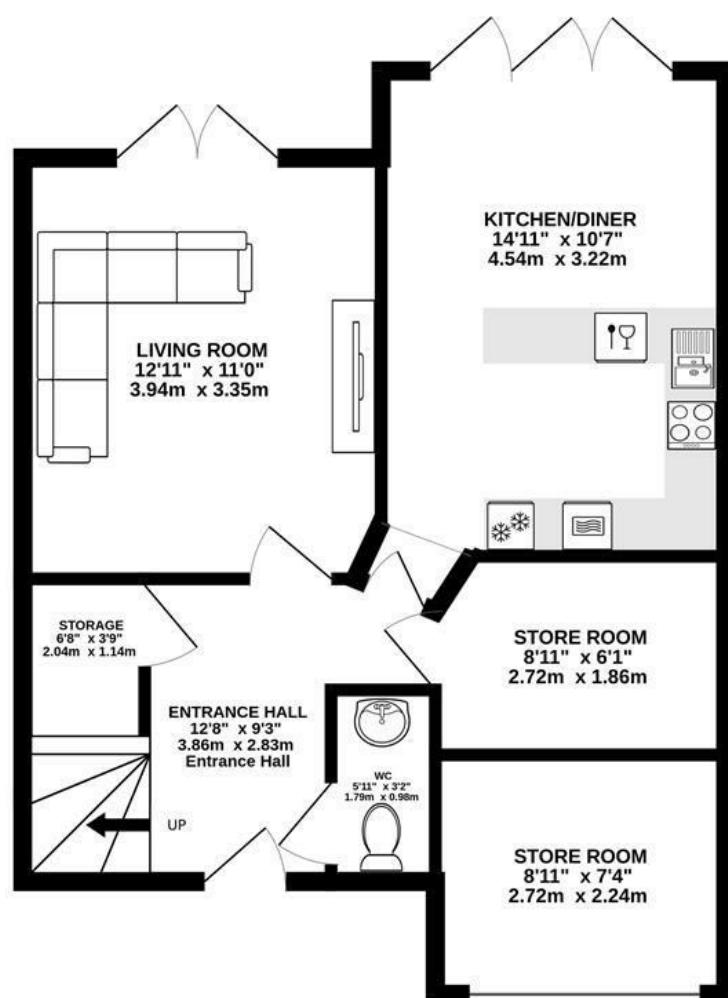




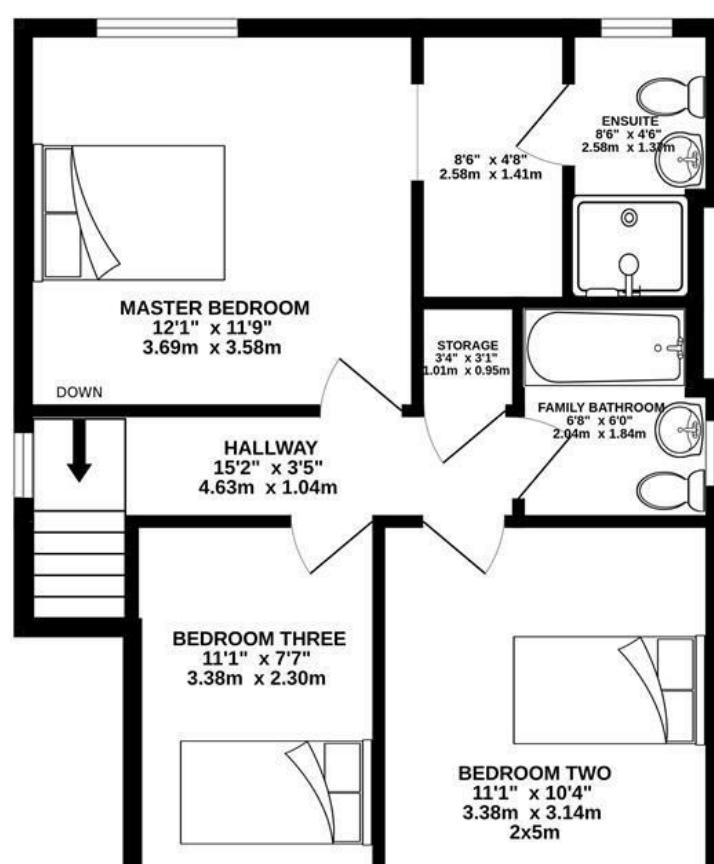


BEN ROSE

GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR
527 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA: 1060 sq.ft. (98.5 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			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) 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		

