



## Kennett Drive, Leyland

**Offers Over £210,000**

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached property, situated on a desirable corner plot within a quiet cul-de-sac in the ever-popular area of Leyland, Lancashire. This charming home offers generous internal space and a thoughtfully designed layout, making it an ideal choice for families. The property benefits from a peaceful residential setting while remaining exceptionally well connected, with a train station just a short two-minute walk away, providing excellent links for commuters. There are also convenient bus routes nearby, easy access to major motorway networks including the M6 and M61, and a range of local amenities such as shops, schools, parks, and leisure facilities all within close proximity. Nearby towns such as Chorley and Preston are also easily accessible, offering a wider selection of retail and dining options.

Upon entering the property, you are welcomed into a bright entrance hallway that leads through to a spacious and inviting lounge. This impressive main reception room features a large bay window that floods the space with natural light, along with a stylish feature wall that adds a contemporary touch. There is also a handy understairs storage area. Moving through to the rear of the home, you will find a modern and well-presented kitchen diner. This fantastic open space is perfect for both everyday family living and entertaining, boasting integrated appliances including an oven and hob. The room enjoys an abundance of natural light, with double doors opening out onto the garden.

Heading upstairs, the first floor continues to impress with a bright landing area, enhanced by a window allowing for plenty of natural light. There are two well-proportioned double bedrooms, with the master bedroom offering particularly generous space. The third bedroom is a comfortable single room, currently utilised as a home office, and benefits from a useful built-in storage cupboard.

Completing this floor is a well-maintained and tastefully presented family bathroom with a panelled bath and electric rainfall shower above.

Externally, the property occupies a standout corner plot, offering both space and privacy, it is not overlooked to the rear. The property boasts a beautifully landscaped garden arranged over two levels, creating a tranquil and inviting outdoor retreat. The space features a variety of plants and shrubbery, a charming patio area ideal for outdoor seating, and a calming water feature that enhances the overall ambience. There is also additional space to the side of the property, along with a generously sized detached garage located to the rear, complete with an up-and-over door. To the front, there is a well-kept garden laid with decorative stone alongside a large driveway providing off-road parking for multiple vehicles. This is a truly delightful home that combines comfort, convenience, and a sought-after location perfect for families looking to settle in a welcoming community.





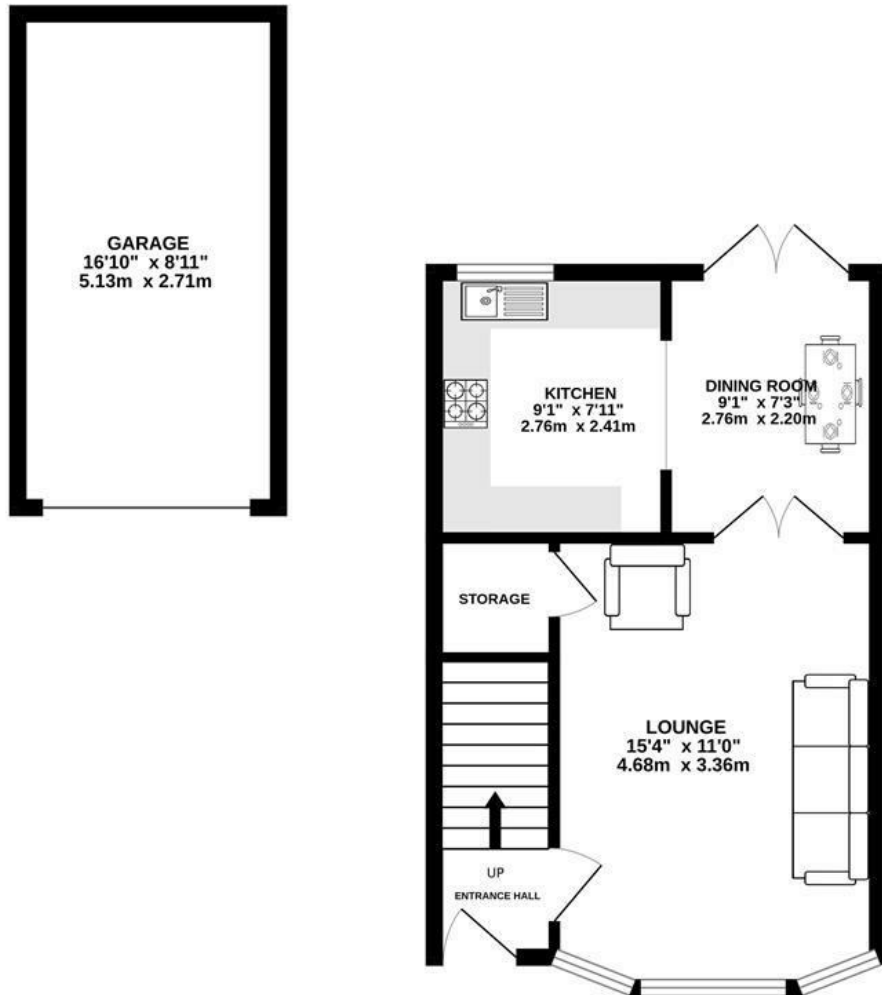




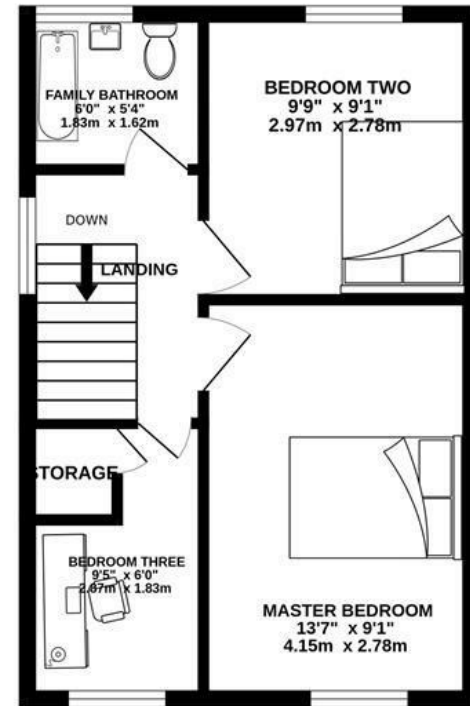




GROUND FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.

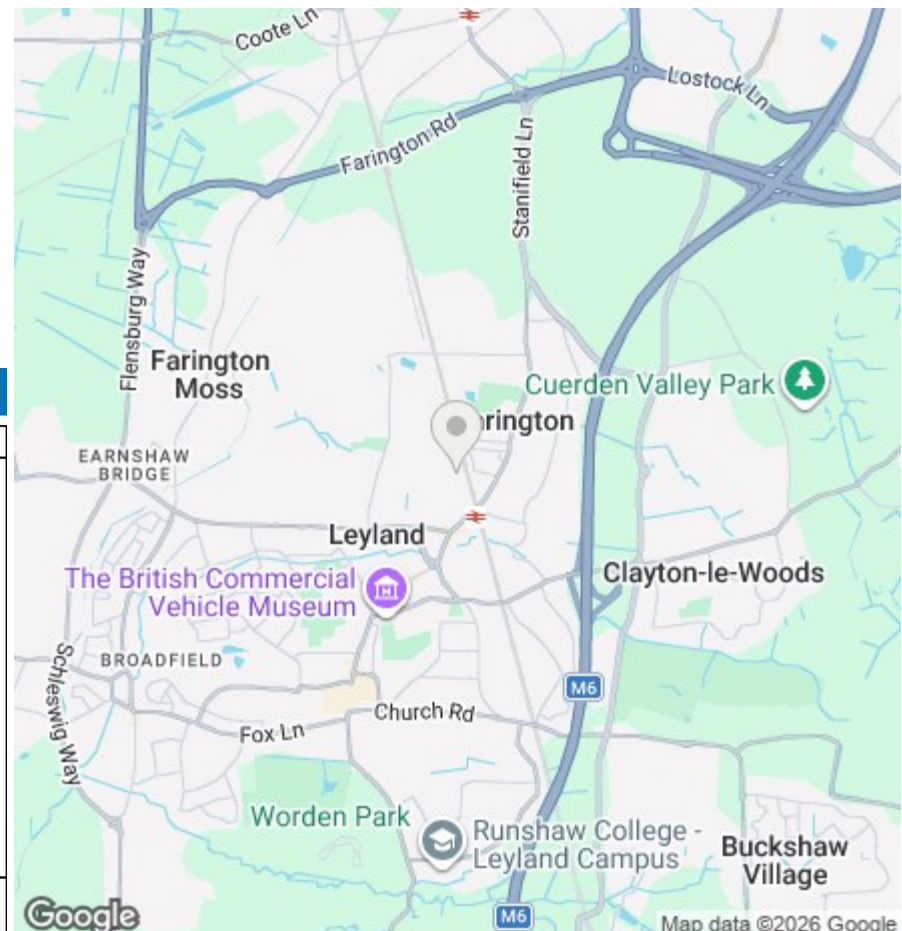


TOTAL FLOOR AREA : 864 sq.ft. (80.2 sq.m.) approx.

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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### 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>	<b>72</b>	<b>77</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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	