BEN ROSE



Roadtrain Avenue, Leyland

Offers Over £400,000

Ben Rose Estate Agents are pleased to present to the market this beautifully presented four-bedroom detached family home, situated on a highly sought-after residential development in Midge Hall, Lancashire. Built by the prestigious David Wilson Homes and perfectly suited to growing families, the home offers spacious and versatile living accommodation throughout, further enhanced by a newly installed garden room providing stylish additional living space. The property is ideally located within easy reach of Leyland town centre, which offers a wide selection of supermarkets, schools, parks, restaurants, and other local amenities. Excellent travel links are also close by, including regular bus routes, Leyland train station, and convenient access to the M6, M61, and M65 motorways, making it ideal for commuters travelling to Preston, Chorley, Manchester, and beyond.

Stepping into the property, you will find yourself in the welcoming entrance hallway, where a staircase leads to the upper level. To the left, you will enter the spacious lounge, which features a beautiful bay window overlooking the front aspect and allowing plenty of natural light into the room.
Continuing through the home, you will enter the stunning open-plan kitchen/diner/family room. This impressive space features a contemporary fitted kitchen with a range of integrated appliances, including a fridge/freezer, oven, hob, and dishwasher. There is ample space for a large family dining table alongside a separate seating area, while double patio doors open directly onto the rear garden, creating a lovely connection between the indoor and outdoor spaces. Just off the kitchen, you will find a practical utility room offering additional storage and space for freestanding appliances. Completing the ground floor is a convenient W.C. and separate cloakroom, both located off the entrance hallway.

Moving upstairs, you will find four well-proportioned double bedrooms, with the master bedroom and bedroom three benefiting from integrated storage. The master bedroom also boasts a private en-suite shower room. Completing this level is a stylish four-piece family bathroom. The property also benefits from a boarded loft, providing useful additional storage space.

Externally, to the front is a private driveway providing off-road parking, along with access to the attached single garage. The garage is equipped with power and lighting and also benefits from a convenient EV charging point. The property also benefits from solar panels, adding to its range of practical and energy-efficient features.

To the rear is a generously sized garden, primarily laid to lawn and offering a lovely space for relaxing or entertaining. The garden is not directly overlooked and benefits from a bridleway immediately to the rear, providing a pleasant and private aspect. Here, you will also find the newly built luxury garden room, which provides spacious and versatile additional accommodation. Featuring a charming corner log burner, this stylish space would be perfect as an additional sitting room, home office, hobby room, or a variety of other uses.

Early viewing is highly recommended to avoid potential disappointment.





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STAY
COSY







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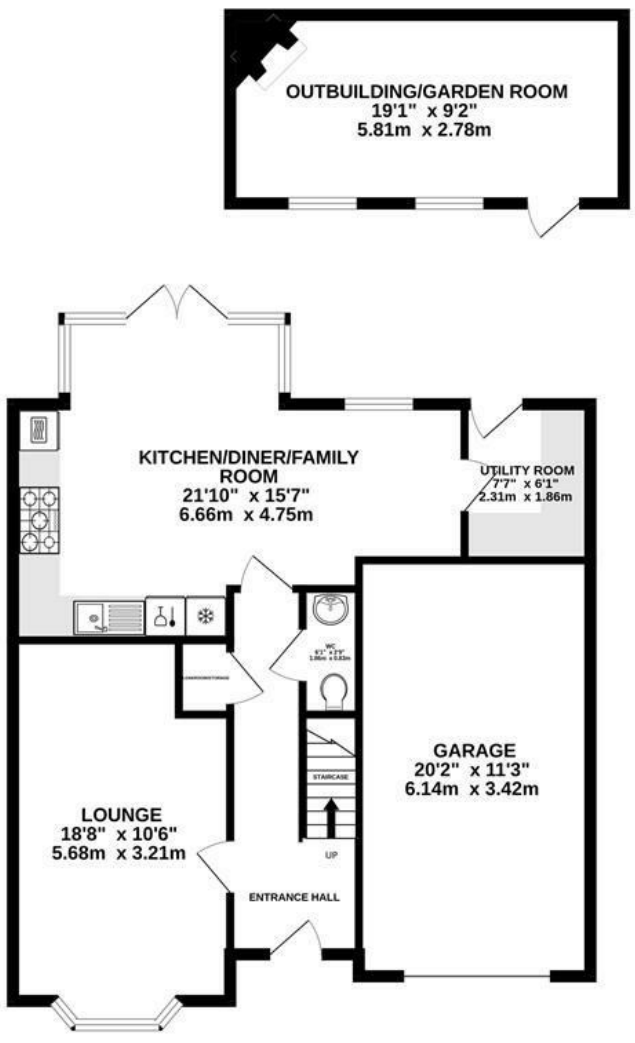


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GROUND FLOOR
997 sq.ft. (92.6 sq.m.) approx.

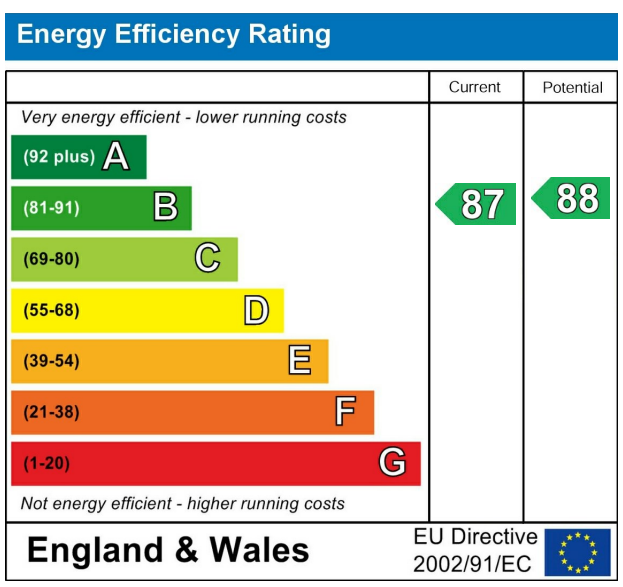
1ST FLOOR
754 sq.ft. (70.1 sq.m.) approx.

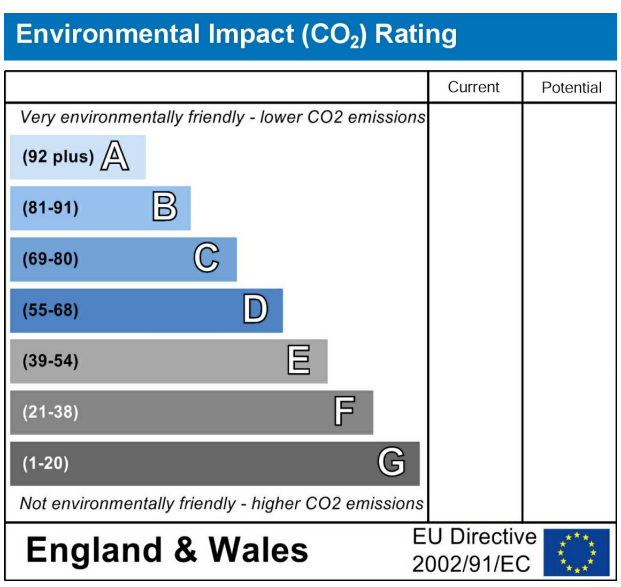


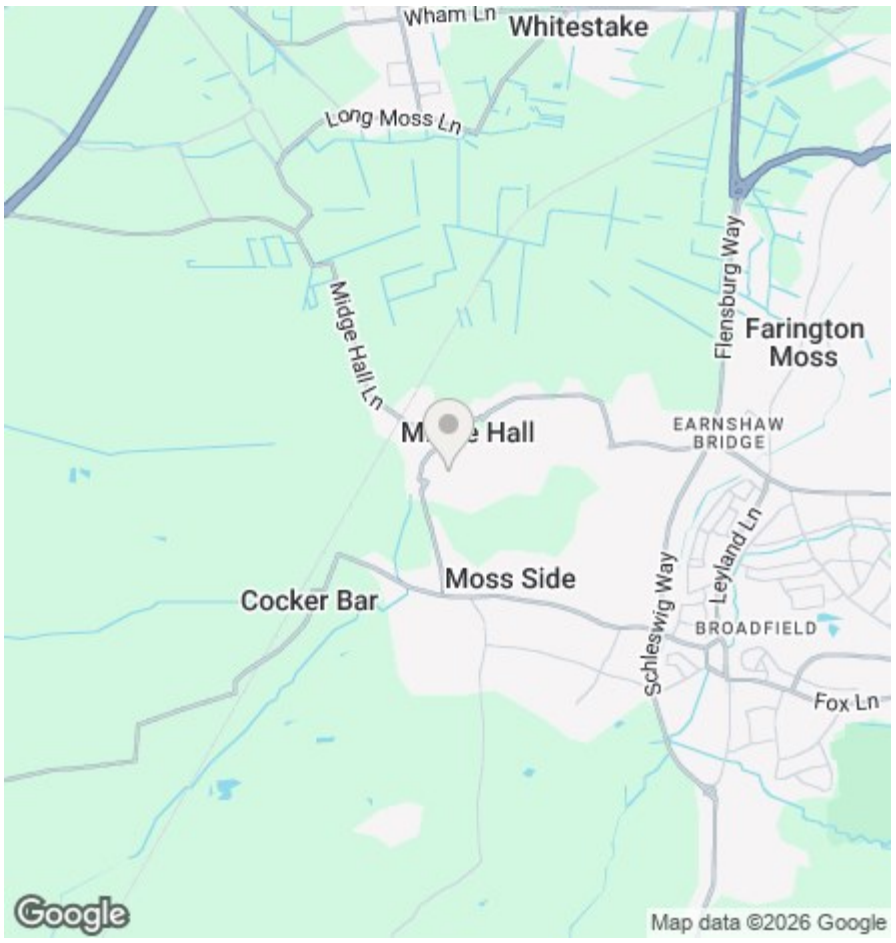
TOTAL FLOOR AREA : 1751 sq.ft. (162.7 sq.m.) approx.

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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