

HOME  TRUTHS



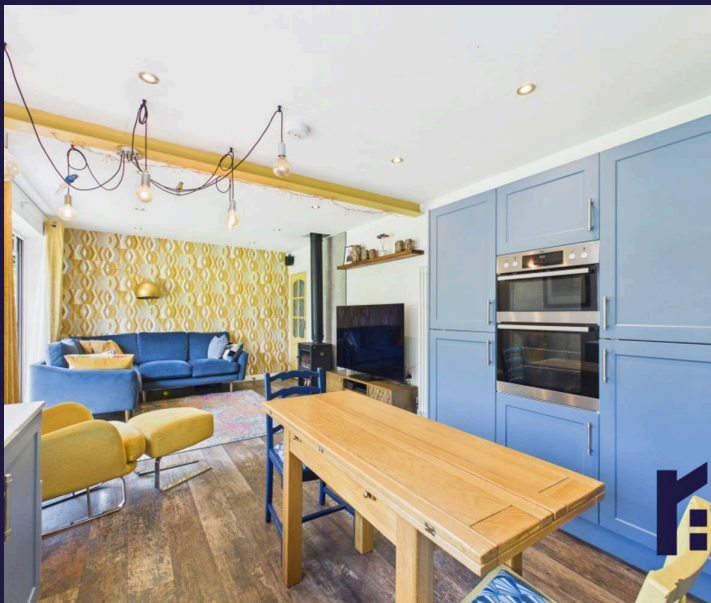
Arundel Way, Leyland

PR25 4YQ





This beautifully presented individual true bungalow occupies a desirable position within a popular residential location whilst also offering ready access to the local amenities and schools including Balshaws High School. The home offers over 1,100 square feet of elegant and thoughtfully designed accommodation, ideal for those seeking spacious single-storey living without compromise. The property is available with no upward chain. To the front, the block-paviour driveway provides ample off-road parking for up to four vehicles, including space for a caravan, should you wish to the side, and leads to the detached garage, which benefits from power and lighting, together with the main entrance. Step inside to the vestibule and through into the welcoming hallway, which leads to the heart of the home positioned at the rear of the property. This stunning open-plan living space offers generous room for both dining and comfortable seating and centres around a charming multi-fuel stove. Bi-folding doors open directly onto the garden, creating a seamless connection between indoor and outdoor living. The stylish kitchen is fitted with a range of contemporary wall and base units topped with quartz work surfaces, while integrated appliances include an induction hob, double electric oven and grill, and dishwasher. Adjacent to the kitchen is a practical utility room providing additional storage together with space, power and plumbing for further appliances, along with a wc and wash hand basin. A lovely sun room offers further versatile living space overlooking the garden. The principal bedroom benefits from a bay window and built-in wardrobes, while bedroom two is a further comfortable double room. Bedroom three provides an excellent single bedroom, nursery or home office.



The spacious and beautifully appointed bathroom offers a luxurious retreat and comprises a double-ended bath, large walk-in cubicle with rainfall mixer shower, wc, ladder-style heated towel rail and wash hand basin set within a bespoke vanity unit. Outside, the attractive rear garden has been thoughtfully landscaped to create a wonderful outdoor environment. A sun terrace leads onto a spacious lawn bordered by abundantly planted beds, while the fabulous outside dining area provides the perfect setting for relaxing and entertaining. Situated within easy reach of local amenities, excellent schools and primary transport routes, this exceptional bungalow combines style, comfort and practicality in equal measure.

- Stunning, individual true bungalow
- Three bedrooms
- Gorgeous gardens
- Virtual tour
- Ample parking
- No upward chain

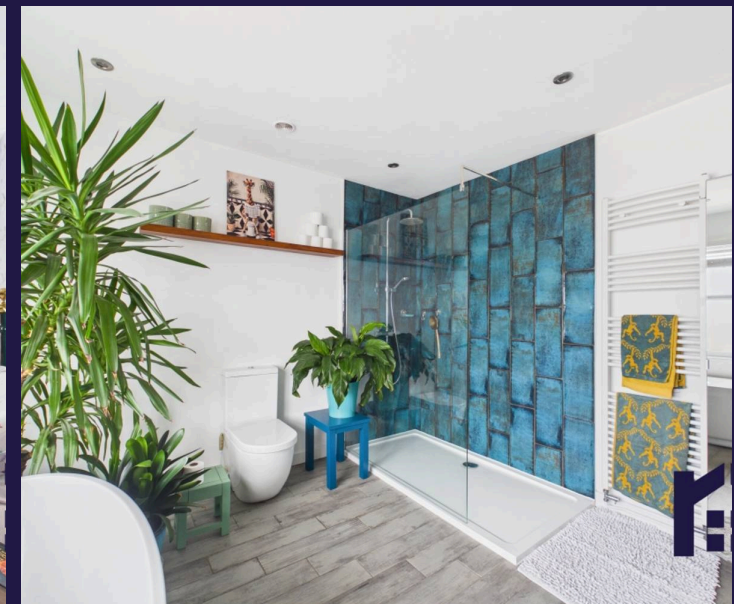


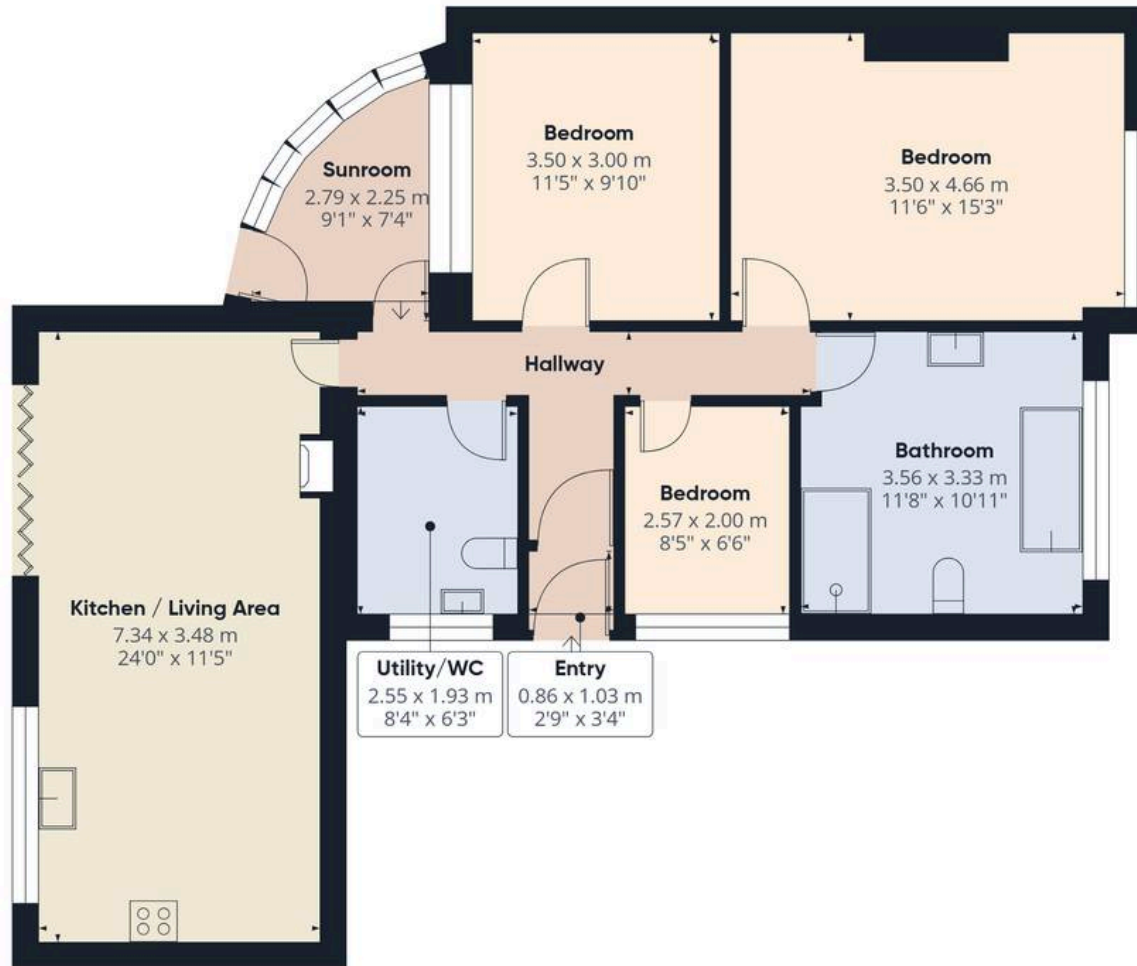
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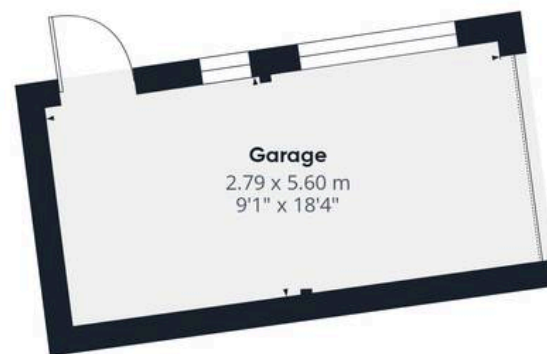
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Floor 1 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

103.5 m²

1114 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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