BEN ROSE



# Elder Close, Leyland

## Offers Over £335,000

Ben Rose Estate Agents are pleased to present to market this beautifully maintained three-bedroom detached family home, situated within a quiet and secluded cul-de-sac on a completed development in Leyland, with no ongoing building work nearby. Recently built and presented in excellent condition, the property benefits from a high-quality rear extension which has created a superb open-plan kitchen, dining and family space, making it the true heart of the home. Further highlights include three double bedrooms, a dressing room and en suite to the master, integral garage, private driveway, landscaped gardens and excellent internal storage. The property is particularly well suited to growing families, younger couples looking to start a family or those looking to downsize without compromising on space. Leyland offers a wealth of amenities including supermarkets, shops, cafés, restaurants, schools, leisure facilities and healthcare services, whilst the property is also within approximately a five-minute walk of the highly regarded Worden Park, providing beautiful green space, walking routes and family-friendly recreation. Excellent transport links are available nearby, with Leyland railway station providing regular services towards Preston, Manchester and Liverpool, whilst the M6, M61 and M65 are all easily accessible by road, making this an ideal location for commuters and those wishing to explore the wider North West.

Entering the home, the welcoming entrance hall immediately provides access to the principal living spaces whilst also housing a convenient ground floor WC, useful understairs storage and access to the integral garage. The lounge is a homely and inviting room, providing a comfortable setting in which to unwind, whilst double doors overlooking the rear garden allow plenty of natural light into the space and provide an attractive connection with the outdoors. Continuing through the property, the impressive open-plan kitchen, dining and family room forms the centrepiece of the home. The modern kitchen is fitted with a range of contemporary units and multiple integrated appliances, alongside a breakfast bar which is perfect for more casual dining. Further into the room is ample space for a large family dining table, creating an excellent area for family meals and entertaining, whilst the extension at the rear forms a dedicated family room. Sliding doors open directly onto the landscaped garden, creating a bright, sociable space that is ideal for everyday family life. The property also benefits from internal window blinds and plenty of additional storage throughout.

Heading upstairs, the first-floor landing provides access to three bedrooms and the family bathroom. All three are comfortable doubles, offering excellent flexibility for a growing family, guests or those requiring a home office. The master bedroom is particularly impressive, benefiting from an adjoining dressing room complete with built-in wardrobes, providing a luxurious and practical space, whilst a modern shower en suite adds further convenience. The remaining two double bedrooms are both well proportioned and versatile, with the accommodation easily adaptable as the needs of the household change. Completing the first floor is the three-piece family bathroom, providing a contemporary suite for the remaining bedrooms. Further storage is available throughout the property, while a partially floored loft, accessed via a retractable loft ladder, offers valuable additional space for storing household belongings.

Externally, the property continues to impress, with plenty of kerb appeal to the front. A private driveway provides off-road parking and leads directly to the spacious integral garage, which also incorporates a useful laundry area. The front garden is laid to lawn and complemented by paved walkways, creating an attractive and welcoming approach to the home. To the rear is a beautifully landscaped garden which has been meticulously maintained and provides an excellent outdoor setting for both relaxation and entertaining. The garden features a well-kept lawn, a paved seating area ideal for outdoor furniture, attractive pebbled borders with a selection of potted plants and a useful garden shed. Overall, this is an exceptional modern family home offering excellent condition, generous and versatile accommodation, a high-quality extension, substantial storage, a garage, driveway and beautifully established gardens, all within a peaceful cul-de-sac and just a short walk from Worden Park. The current owners are also flexible regarding a prospective purchaser's preferred date of occupation, adding further appeal to what is an excellent opportunity for families, couples or someone looking to downsize seeking a high-quality three-bedroom home in a superb Leyland location.










ZANUSSI







T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB

T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB












T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB















T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB

# BEN ROSE

GROUND FLOOR
784 sq.ft. (72.9 sq.m.) approx.

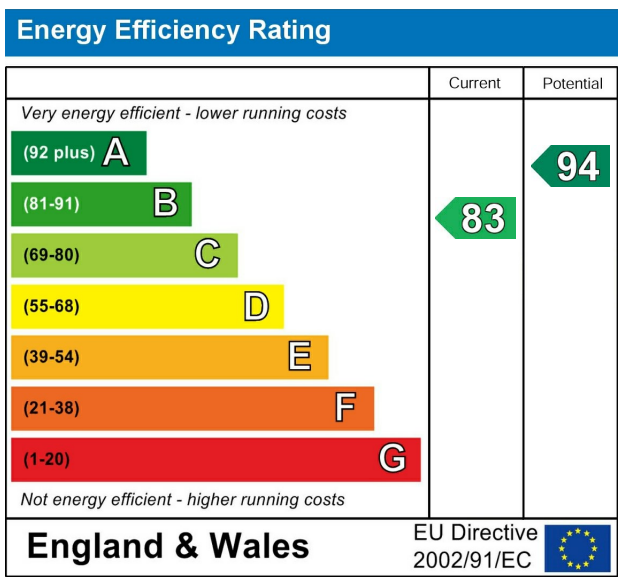
1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.

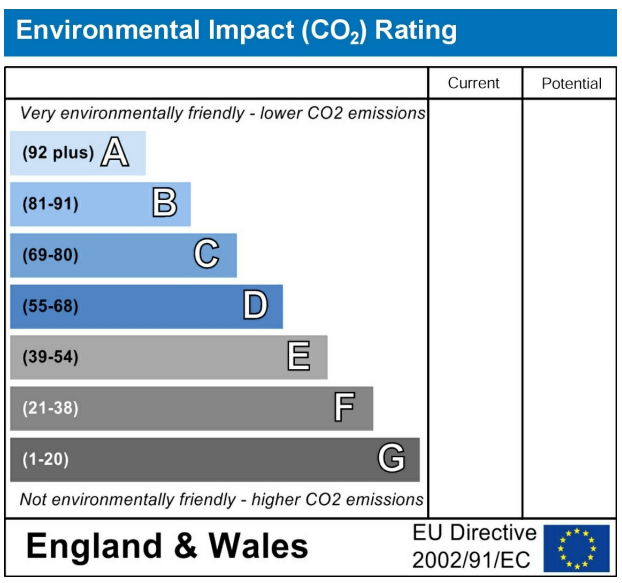


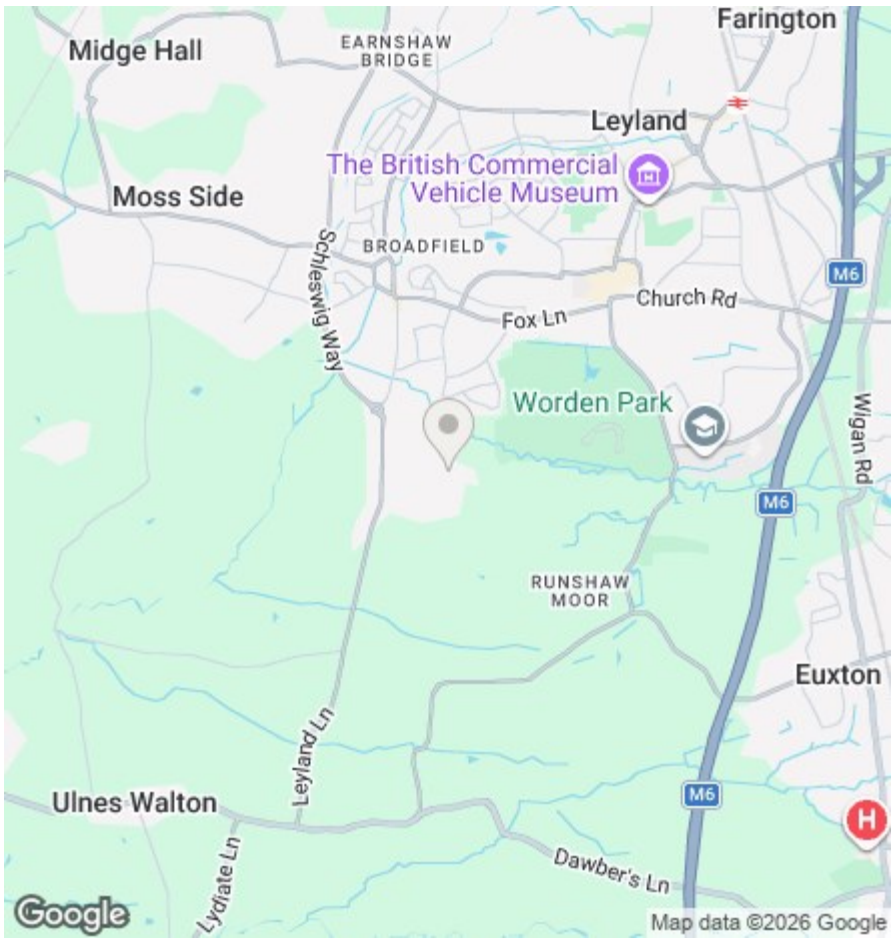

TOTAL FLOOR AREA : 1319 sq.ft. (122.6 sq.m.) approx.

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.
Made with Metropix ©2026

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.




T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB