

HOME  TRUTHS



Fernleigh, Leyland

PR26 7AW





Fabulous extended detached property occupying a generous corner plot on a quiet cul-de-sac in a highly sought-after residential area, offering over 2,100 square feet of versatile accommodation. With a superb south-facing garden, detached double garage, excellent family living space and no upward chain, this is a first-class home in a highly desirable location.

Step into the welcoming hallway with Karndean flooring and cloakroom off, comprising wash hand basin set on a floating vanity, wc and ladder-style heated towel rail, with the central heating boiler housed here too. To the left, the spacious bay-fronted living room benefits from a feature gas fire set within a hearth and leads through to the large conservatory overlooking the garden.

At the heart of the home is a wonderful family living and dining space, offering plenty of room for both comfortable furniture and dining. The kitchen comprises a comprehensive range of wall and base units together with a central island and breakfast bar, all topped with quartz work surfaces and etched drainer.

Leading off is the home office, which in turn opens into the garden room with patio doors to the outside and currently enjoys life as a playroom. Completing the ground floor is the separate utility room with useful storage and space, power and plumbing for additional appliances.



The property has a wonderful flow into the exceptionally private south-facing garden, with sun terrace and twin lawns bordered by mature planting, providing a superb setting for relaxing, entertaining and family life. A courtesy door leads directly to the detached double garage, which benefits from power and lighting, while an EV charging point is provided on the driveway.

Back inside, stairs rise to the first-floor landing with airing cupboard and loft access. The principal bedroom, which has recently been fully renovated to an exceptional standard, benefits from a range of fitted wardrobes and a sumptuous en suite, featuring a large walk-in cubicle with rainfall shower, floating wc, wash hand basin, ladder-style heated towel rail and fully tiled walls and flooring.

Bedrooms two and three are both generous doubles, while bedroom four is a comfortable single. The family bathroom comprises jacuzzi-style bath with screen and electric shower over, wash hand basin set on a vanity unit, wc and ladder-style heated towel rail.

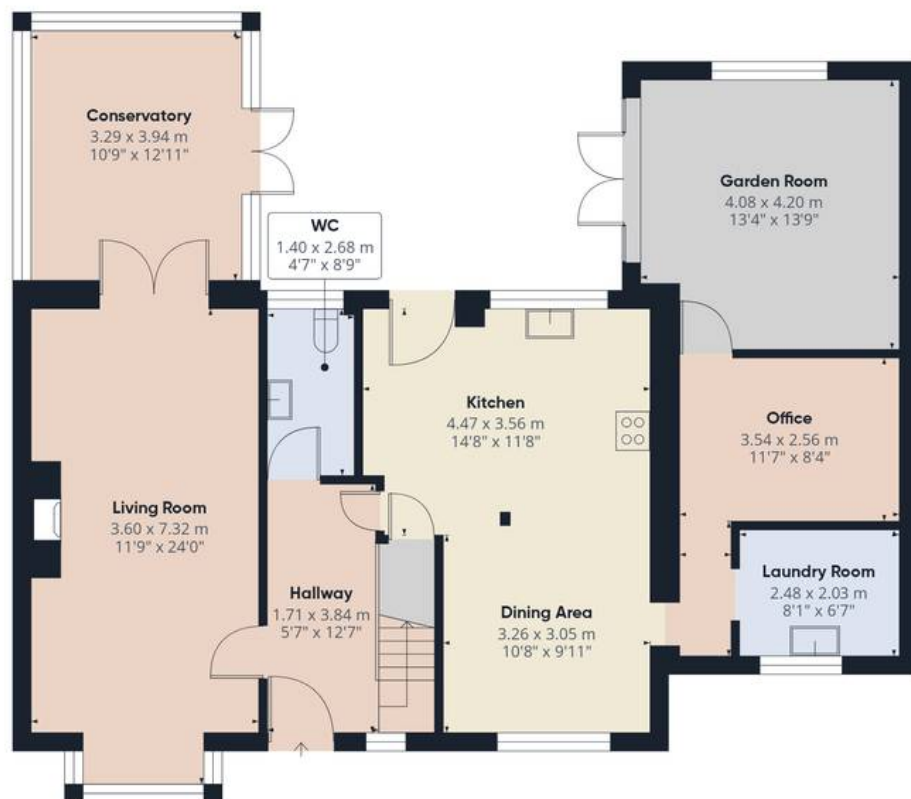
Council Tax Band E | EPC Rating D | Freehold

Contact Us On:

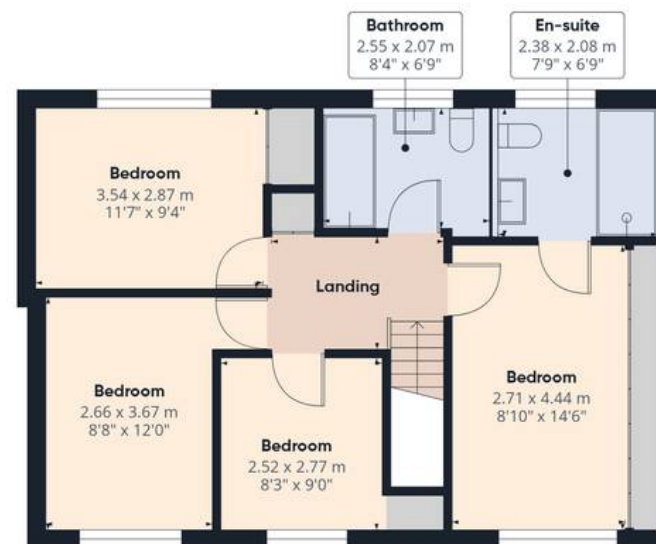
01257 451673

office@hometruthslancs.co.uk





Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

198.8 m²

2140 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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