

HOME  TRUTHS

Marigold Court, Leyland

PR25 1FE





Fabulous detached property occupying a corner plot on a quiet cul-de-sac in a highly sought-after residential location, within easy reach of town centre amenities and the beautiful Worden Park. Offering almost 1,800 square feet of versatile accommodation, including a stunning garden studio, this is a first-class family home with excellent potential for working from home. The driveway provides parking for two vehicles and leads to the detached garage, passing the attractive front garden on the way to the imposing portico and main entrance. Step into the welcoming hallway with porcelain tiled flooring and cloakroom off, comprising floating wash hand basin and wc. To the left, reception room two is currently used as a dining room but would also make an excellent home office, snug or playroom. To the right, the elegant living room benefits from a stylish media wall, atmospheric inset fire and patio doors opening directly onto the garden. Completing the ground floor, the impressive dining kitchen comprises a comprehensive range of wall and base units with central island and breakfast bar. Integrated appliances include electric hob, double electric oven and grill, refrigerator, freezer, dishwasher and washing machine, creating a superb space for both family life and entertaining. Step outside into the beautifully designed garden, where two sun terraces provide excellent spaces for outdoor dining and relaxation, while the lawn is bordered by raised planters. A courtesy door leads to the garage, while the superb garden studio by Croft Complete Homes provides a versatile additional space. Perfectly suited to a home office, creative studio or business use, it offers the opportunity to work from home without disrupting the flow of the main property. Back inside, stairs rise to the first-floor landing.



The principal bedroom benefits from a stylish en suite comprising rainfall shower in cubicle, floating wash hand basin, wc and ladder-style heated towel rail. Bedrooms two and three are both generous doubles, while bedroom four is a comfortable single. Completing the accommodation, the family bathroom comprises bath with screen and mixer shower over, floating wash hand basin, wc and ladder-style heated towel rail. Offering generous accommodation, beautifully designed gardens, an exceptional garden studio and an enviable location close to Worden Park and town centre amenities, this superb property has plenty to offer. Council Tax Band E | EPC Rating B | Freehold

- Beautifully presented family home
- Cul de sac location
- Almost 1800 square feet including studio
- Easy access to amenities and Worden Park
- Virtual tour
- Ample parking

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Eccleston Branch

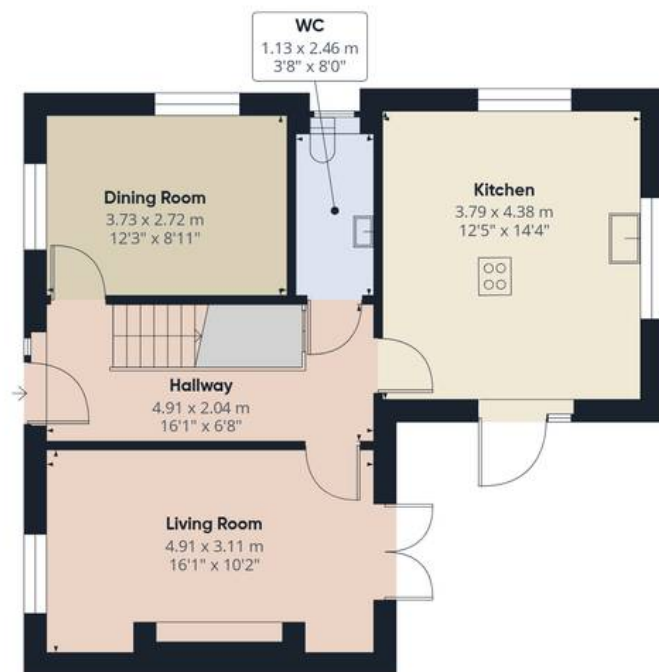
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01257 451673

Coppull Branch

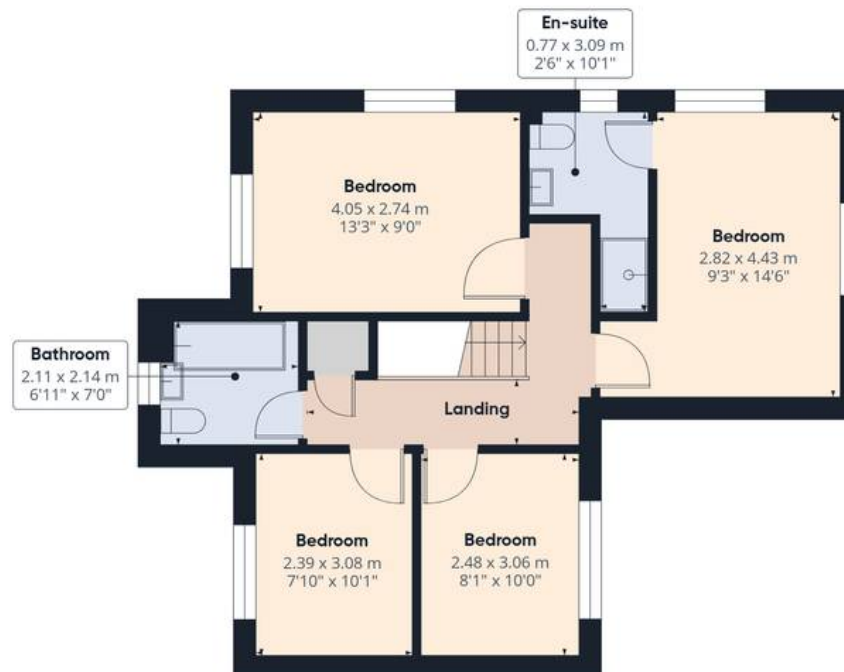
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

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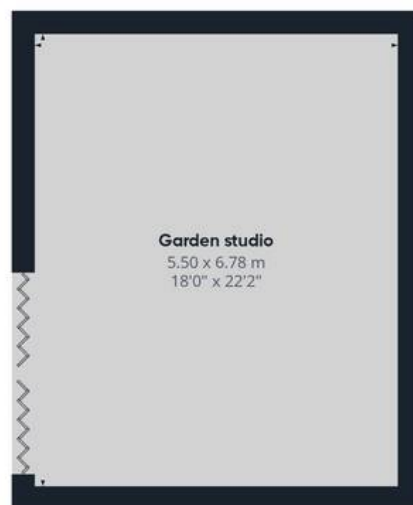




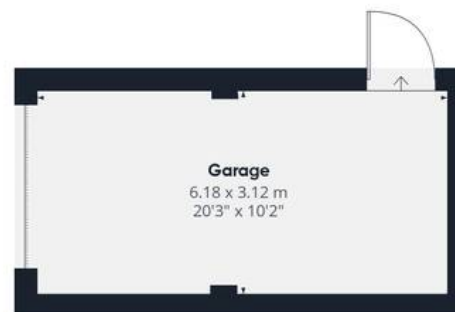
Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2



Floor 1 Building 3

Approximate total area⁽¹⁾

166.6 m²

1794 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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