



Rook Crescent, Leyland

Offers Over £425,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached family home, situated within a highly sought-after residential area of Leyland. Finished to an exceptional standard throughout and ready to move straight into, this impressive property offers spacious and contemporary living accommodation perfectly suited to modern family life. Thoughtfully designed with generous proportions, stylish interiors and an abundance of natural light, the home also benefits from solar panels, providing an energy-efficient addition for today's homeowners. Ideally located, the property enjoys convenient access to a wealth of local amenities including highly regarded schools, supermarkets, leisure facilities, parks and independent shops. Excellent transport links are also close by, with Leyland Railway Station offering direct services to Preston, Manchester and Liverpool, whilst the nearby M6, M61 and M65 motorway networks provide straightforward commuting across the North West. The vibrant centres of Preston and Chorley are also within easy reach, offering an extensive range of retail, dining and entertainment options.

Stepping through the front door, you are welcomed by an inviting entrance hall that immediately sets the tone for the quality and finish found throughout the home. To the front is the generously sized lounge, where a large window fills the room with natural light, creating a warm and comfortable setting for relaxation. The entrance hall also provides access to a convenient ground floor WC, useful storage space and the staircase to the first floor. Continuing towards the rear of the property, the stunning open-plan kitchen, dining and family room forms the true heart of the home. Designed with both entertaining and everyday family living in mind, this expansive space features a contemporary fitted kitchen with multiple integrated appliances, ample workspace and room for a substantial dining table. Beyond this, a versatile family area offers the perfect spot for sofas and informal seating, creating an ideal snug or secondary living space. Completing this exceptional room are the tri-fold doors which open onto the garden and flood the space with further natural light. Just off the kitchen is a practical utility room, providing additional storage and helping to keep the main living areas clutter-free.

To the first floor, the spacious landing leads to four well-proportioned double bedrooms, all beautifully finished and offering comfortable accommodation for growing families. Three of the bedrooms benefit from fitted wardrobes, providing excellent built-in storage solutions, whilst the impressive master bedroom is further enhanced by its own modern shower en-suite. The remaining bedrooms are served by a stylish family bathroom, finished to a contemporary standard and ideal for busy households. Additional storage can also be found on this floor, further adding to the practicality of the home.

Externally, the property continues to impress with a well-maintained front garden featuring a neatly kept lawn, attractive flower beds and mature hedging which enhance the home's kerb appeal. A spacious driveway provides off-road parking for multiple vehicles and leads directly to the garage, offering additional storage or parking options. To the rear, the beautifully landscaped garden provides a superb outdoor retreat for the whole family. Designed to be enjoyed throughout the warmer months, it features a combination of low-maintenance artificial lawn, multiple paved seating areas ideal for outdoor dining and entertaining, raised flower beds bursting with colour, mature trees that provide character and privacy, and an attractive pergola creating a wonderful focal point. Combining spacious accommodation, high-quality finishes, excellent energy efficiency and a prime Leyland location, this outstanding family home presents a fantastic opportunity for those seeking a property that effortlessly blends style, comfort and practicality.















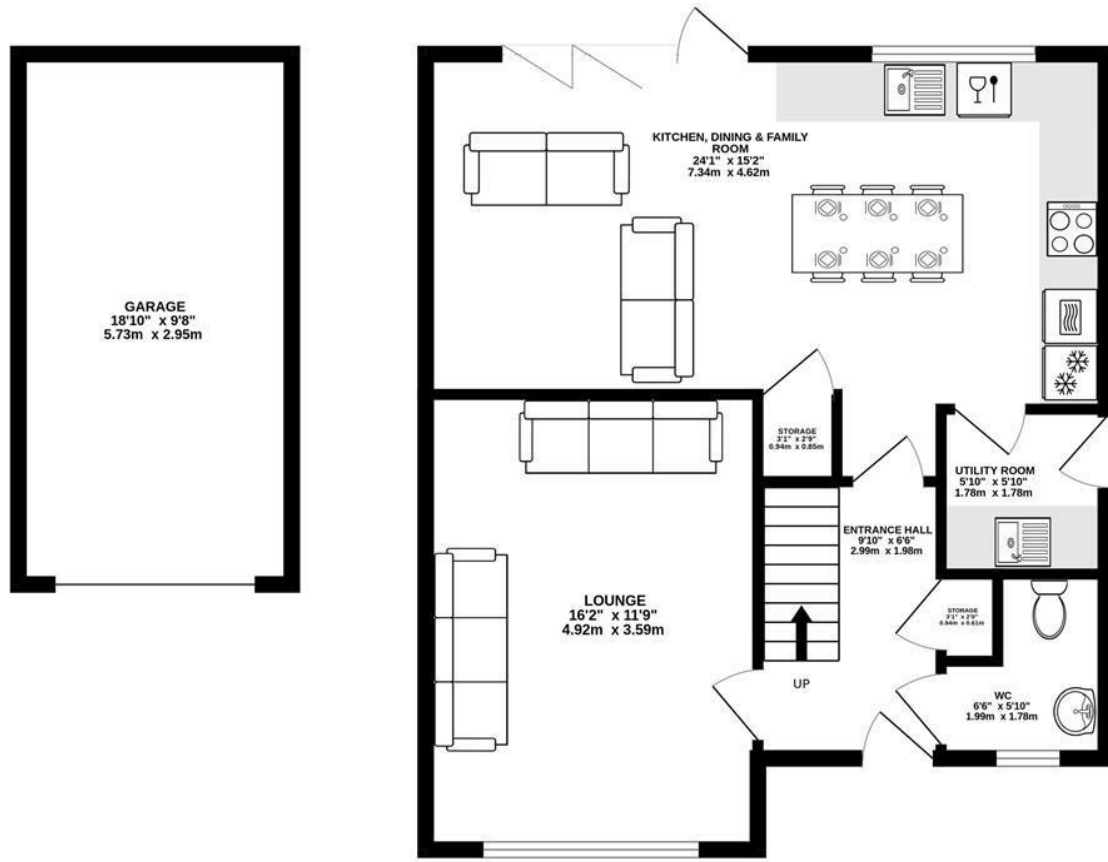




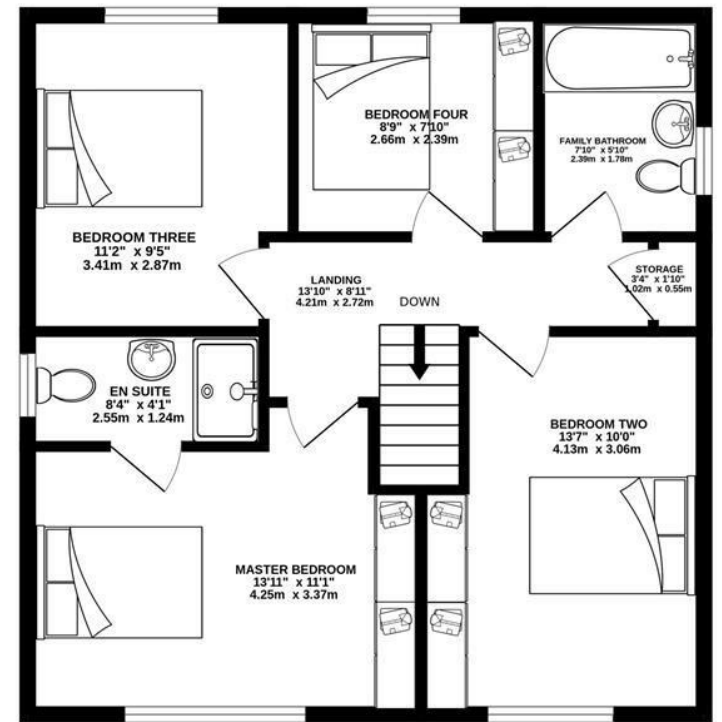


BEN ROSE

GROUND FLOOR
821 sq.ft. (76.3 sq.m.) approx.



1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.

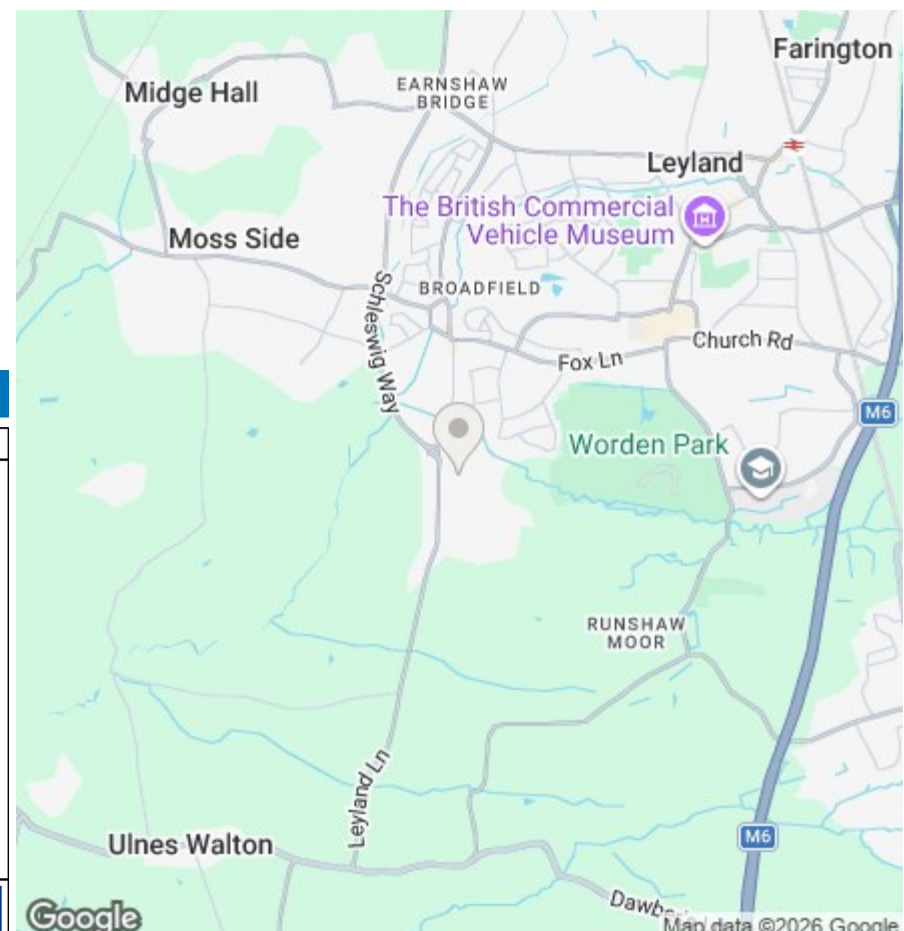


TOTAL FLOOR AREA : 1414 sq.ft. (131.4 sq.m.) approx.

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	