BEN ROSE



Green Hill Drive, Leyland

Offers Over £390,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached family home, situated within a sought-after residential area of Leyland. Offering spacious and thoughtfully designed accommodation throughout, this impressive property is perfectly suited to modern family living, with stylish interiors, generous reception space, a fantastic rear garden and a large corner plot. Leyland is a popular location thanks to its excellent range of local amenities, including well-regarded schools, supermarkets, cafés, leisure facilities and parks. The home also enjoys a fantastic position close to the beautiful Worden Park, offering scenic walking routes, family-friendly open spaces and leisure facilities, whilst the surrounding countryside provides an abundance of picturesque walks to enjoy. The property further benefits from excellent transport links, with Leyland railway station offering direct services to Preston, Manchester and beyond, convenient bus routes close by, and easy access to the M6, M61 and M65 motorways, making commuting to Preston, Chorley, Manchester and Liverpool straightforward.

Stepping into the home, the welcoming entrance hall provides access to all ground floor accommodation, along with the staircase leading to the first floor. To the front of the property is the bright and spacious lounge, enhanced by a large bay window that fills the room with natural light, alongside a contemporary wall-mounted electric fire and stylish media wall, creating a superb space to relax. Continuing through, you'll find the stunning kitchen which undoubtedly forms the heart of the home. Beautifully appointed with modern cabinetry, quality worktops and a range of integrated appliances, the space also features a central island with breakfast bar, useful built-in storage and ample room for both a family dining table and comfortable snug area. Double doors open directly onto the rear garden, seamlessly connecting the indoor and outdoor living spaces. Completing the ground floor is a convenient WC.

Moving upstairs, the landing leads to four well-proportioned bedrooms, making this an ideal home for growing families. The spacious master bedroom enjoys its own attractive bay window and benefits from a contemporary shower en-suite. The second bedroom features fitted wardrobes, whilst the remaining two bedrooms offer excellent flexibility as children's bedrooms, guest accommodation or a home office to suit individual needs. Completing the first floor is a modern three-piece family bathroom, finished to a high standard.

Externally, the property continues to impress with a driveway providing off-road parking for multiple vehicles and leading to a detached garage with electricity, ideal for additional storage or secure parking. The front garden is attractively landscaped with a lawn, mature flower beds and the added benefit of a wall-mounted EV charging point. To the rear, the enclosed South facing garden provides a wonderful outdoor space for the whole family, featuring a generous lawn alongside a paved seating area that's perfect for outdoor dining, entertaining or simply relaxing during the warmer months. With secure fencing surrounding the garden, it offers an ideal environment for both children and pets to enjoy. Combining spacious family accommodation, modern finishes and an excellent location close to amenities and transport links, this superb detached home presents an outstanding opportunity for those looking to settle in one of Leyland's most desirable residential areas.





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GROUND FLOOR
738 sq.ft. (68.6 sq.m.) approx.

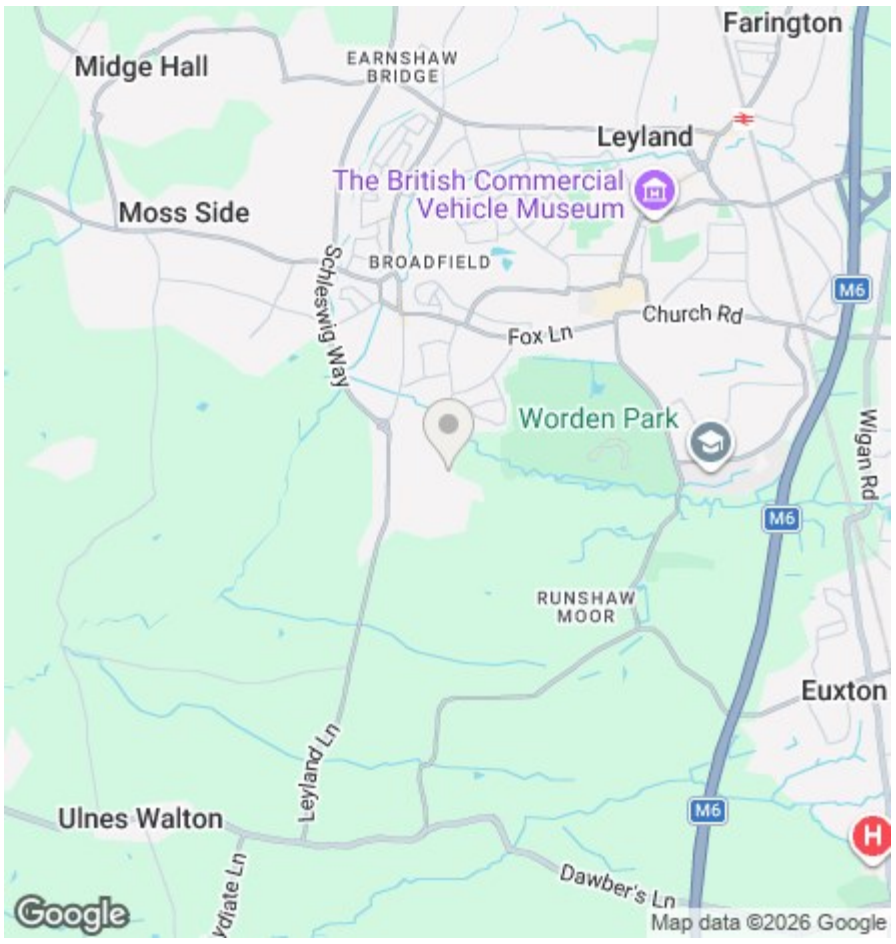
1ST FLOOR
598 sq.ft. (55.5 sq.m.) approx.

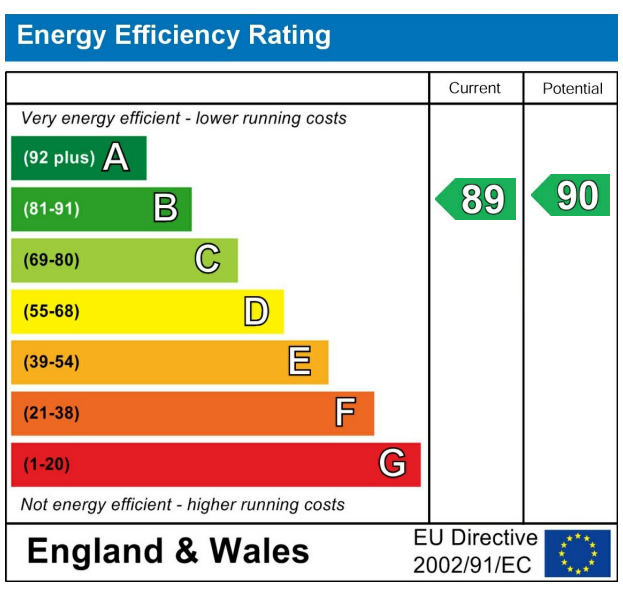


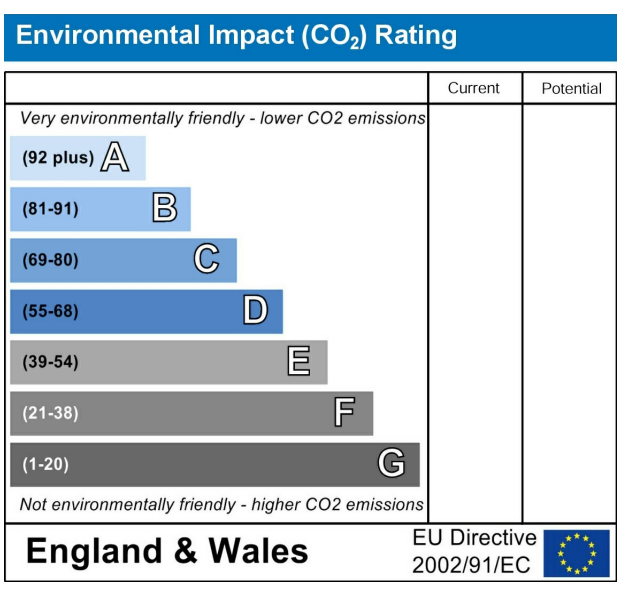
TOTAL FLOOR AREA : 1336 sq.ft. (124.1 sq.m.) approx.

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.







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