



SWITCH
ESTATE AGENTS



17 West Paddock, Leyland, PR25 1HR

£289,950

- Immaculately presented double-storey extended four-bedroom semi-detached home
- Occupying a substantial corner plot in a quiet cul-de-sac location
- Spacious open-plan kitchen with central island and French doors to the garden
- Beautifully landscaped private rear garden including timber pergola with slate roof and flagged seating area & brick-built pizza oven
- Open-plan lounge and dining room with feature fireplace and electric log burner
- Four generous double bedrooms
- Modern family bathroom and en-suite shower room
- Driveway providing off-road parking for multiple vehicles
- Large garage currently utilised as a workshop
- Ideal family home with exceptional outdoor space

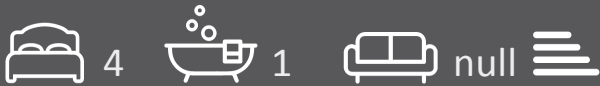
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Situated on a substantial corner plot at the head of a quiet cul-de-sac, this immaculately presented and extensively double-storey extended four-bedroom semi-detached home offers a rare opportunity to acquire a truly exceptional family property.

At the heart of the home is a stunning open-plan kitchen featuring a central island, integrated oven, ample worktop and storage space, and French doors opening onto the beautiful rear garden. The kitchen also benefits from access to a practical utility room, making it ideal for modern family living.

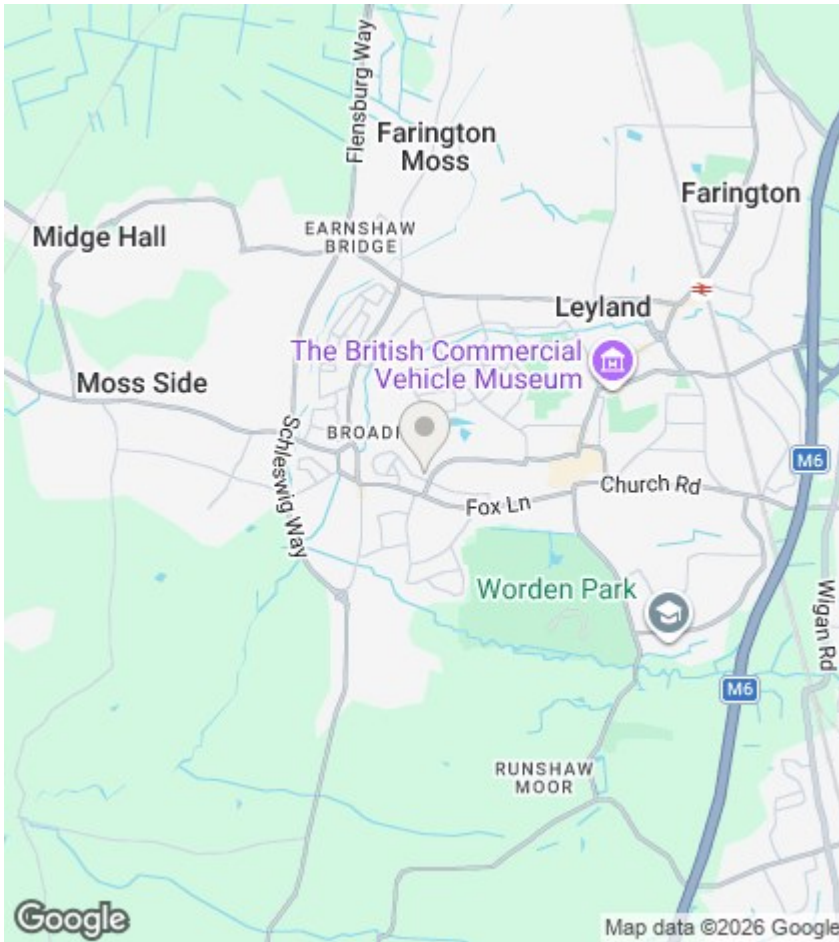
The spacious open-plan lounge and dining area provides the perfect setting for relaxing and entertaining, complete with a feature fireplace incorporating an electric log burner. A further set of French doors opens onto the rear decking area, allowing natural light to flood the room and creating a seamless connection between the indoor and outdoor spaces.

To the first floor, the attractive landing features a contemporary oak and glass balustrade. There are four generously sized bedrooms, all capable of accommodating a double bed, making this an ideal home for growing families. Three of the bedrooms benefit from fitted wardrobes, whilst one enjoys the luxury of a modern en-suite shower room. A stylish three-piece family bathroom completes the first-floor accommodation.



Council Tax Band: C





Directions

Viewings

Viewings by arrangement only. Call 07494057655 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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 