



Fossdale Moss, Leyland

PR26 7AT



£395,000



Fabulous, stylish, extended four bedroom detached property tucked away at the end of a quiet cul de sac in a quiet residential area close to primary transport routes in the catchment area for excellent schools and with countryside walks on the doorstep. To the front the block paviour driveway can accommodate up to three vehicles and leads to the main entrance sheltered by a courtesy porch. Step into the welcoming hallway with Amtico flooring which flows through much of the ground floor. The living room benefits from a multifuel stove and has double doors opening to the heart of the house. This wonderful room naturally divides into a number of discrete areas with the kitchen having plenty of storage from a range of wall and base units with quartz work surfaces and etched drainer, boiler tap and integrated appliances including wine cooler, dishwasher, induction hob, microwave, double electric oven and grill, washing machine and tumble drier with space, power and plumbing for an American style refrigerator. Leading off is the sun room which overlooks the garden and has been wired for a home cinema experience, a separate dining room and cloakroom comprising wc with integral wash hand basin. Externally the south facing garden is designed for relaxation, enjoyment and entertainment with large composite decked area, koi pond, lawn and plumbing and power for a hot tub.



To the side is a large utility area, perfect for if you have dogs, and having access to the driveway and two sheds. Back inside, stairs lead to the first floor landing with ladder access to the boarded and carpeted loft which has power, light and natural light from two velux windows allowing use as a studio or office. Bedroom one benefits from an en suite comprising electric shower in cubicle, wc, wash hand basin on vanity and fully tiled elevations. There are three further double bedrooms and the family bathroom comprises airing cupboard, wc, wash hand basin, bath with screen and electric shower over, ladder heated towel rail and fully tiled elevations. With almost 1600 square feet of versatile on offer this is a first class family home.



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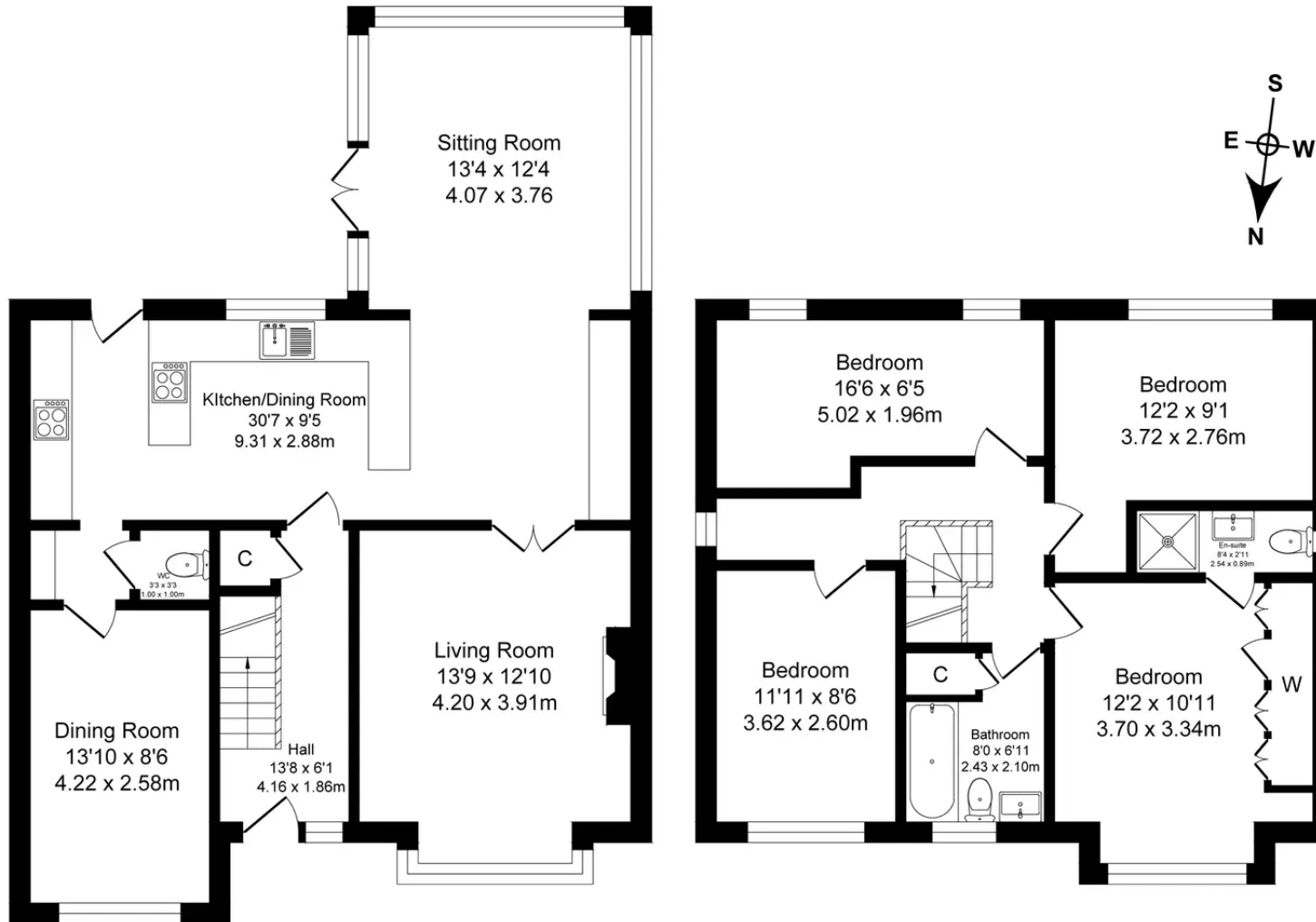
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Total Approx. Floor Area 1574 Sq.ft. (146.3 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor

Approx. Floor Area 832 Sq.Ft (82.9 Sq.M.)

First Floor

Approx. Floor Area 682 Sq.Ft (63.4 Sq.M.)