



Chelmsford Walk, Leyland

PR26 7AA



£385,000



Fabulous four double bedroom detached property at the end of a quiet cul de sac, with countryside walks on the doorstep, close to excellent schools, primary transport routes and town centre amenities. With over 2,000 square feet of accommodation this is a first class family home. To the front, the tarmac driveway can accommodate a number of vehicles and leads to the main entrance. Step into the vestibule and from there to the entrance hallway with spacious and well proportioned living room to the right. Across the hallway the playroom would also make an excellent snug or home office. To the rear, the heart of the house has plenty of space for dining and comfortable furniture and the kitchen comprises a range of wall and base units with breakfast bar and integrated appliances including gas hob, dishwasher, refrigerator, freezer, microwave, double electric oven and grill. The large conservatory overlooks the garden, and a separate utility room has space, power and plumbing for additional appliances, and the cloakroom leads off comprising wc and wash hand basin. Step outside into the large, south facing rear garden which is mainly laid to lawn with raised deck seating area on which to relax and entertain. Back inside, stairs lead to the first floor landing with linen cupboard and ladder access to the boarded loft. Bedroom one benefits from en suite comprising wash hand basin, wc, ladder heated towel rail and electric shower in cubicle. There are three further double bedrooms with bedrooms three and four also having built in storage and a good sized family bathroom.



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Council Tax band: E

Tenure: Freehold

- Detached executive property
- Four double bedrooms
- Large south facing garden
- Quiet cul de sac location
- Garage and off road parking
- Conservatory and snug



Eccleston Branch

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Coppull Branch

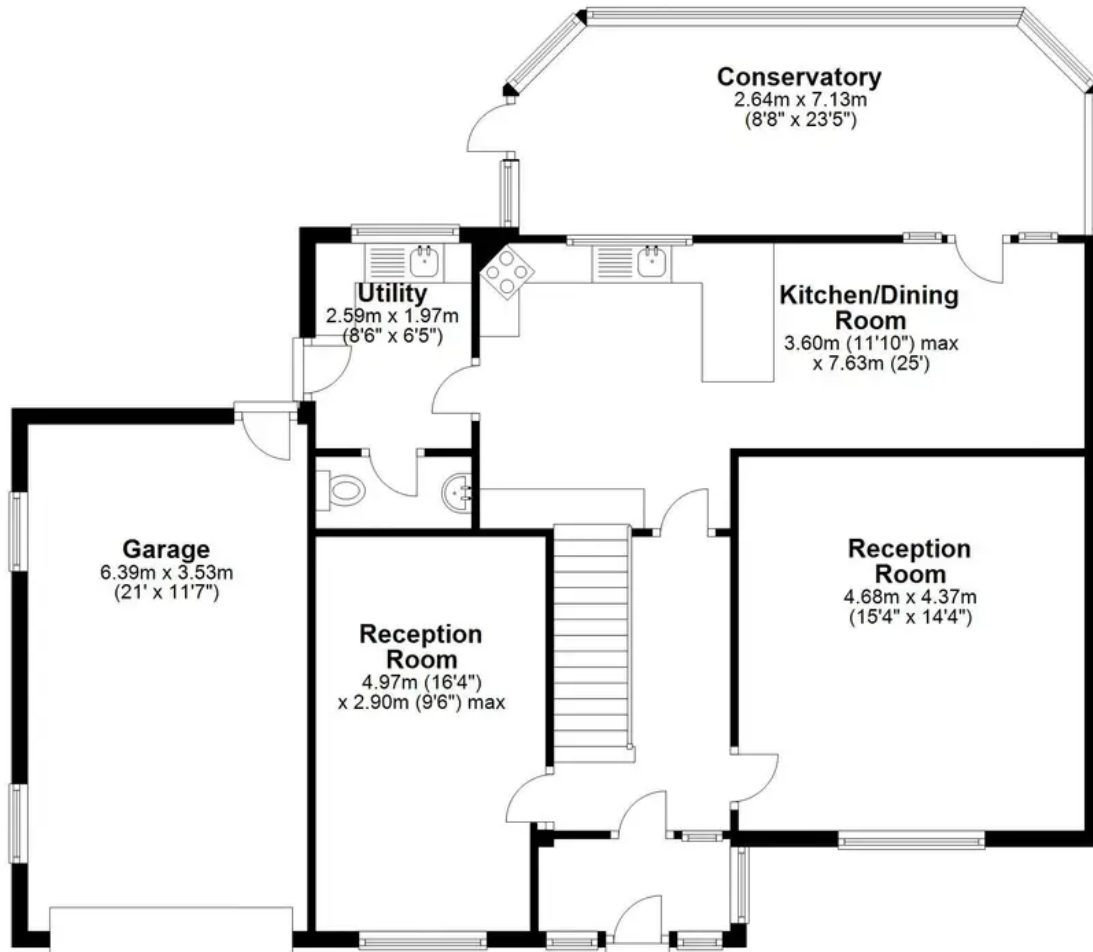
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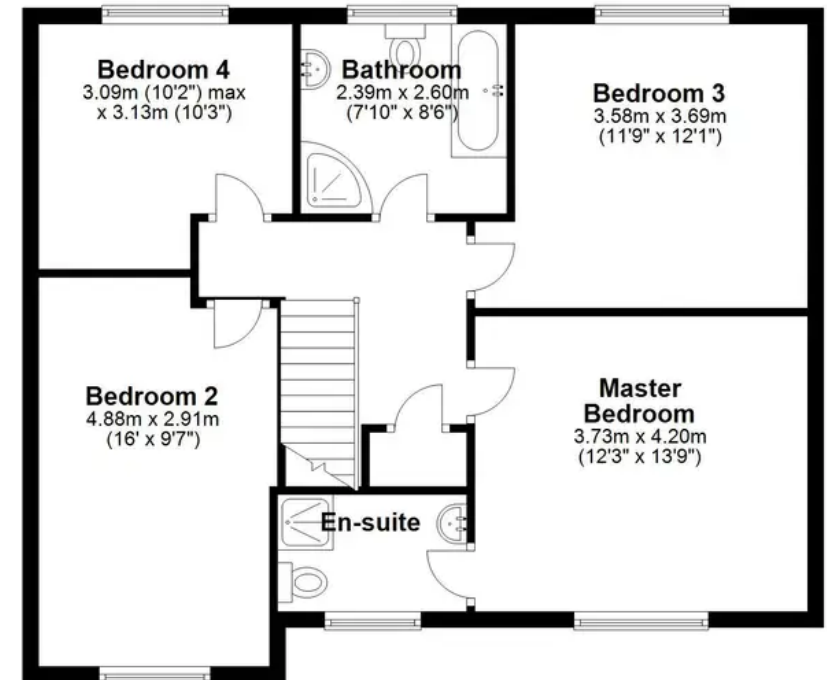
Ground Floor

Approx. 120.5 sq. metres (1297.5 sq. feet)



First Floor

Approx. 74.9 sq. metres (806.5 sq. feet)



Total area: approx. 195.5 sq. metres (2104.0 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING
Plan produced using PlanUp.