

HOME  TRUTHS

Camellia Drive, Leyland

PR25 5RW

In Excess of £425,000





Fabulous, extended four bedroom detached property on a corner plot in a popular residential location within easy reach of town centre amenities, primary transport routes, the beautiful Cuerden Valley and excellent schools and colleges. The driveway can accommodate two vehicles and leads to the garage, with electric roller door, and to the main entrance. Step into the welcoming hallway with Karndean flooring which flows through much of the ground floor and cloakroom off comprising fully tiled elevations and flooring, wash hand basin, floating wc and ladder heated towel rail. Leading off is reception two which is currently enjoying life as a gym and would make an excellent snug or home office. To the rear, the sumptuous heart of the house has plenty of space for both dining and both formal and informal seating areas with a wall of bifolding doors opening to the garden. The kitchen comprises a range of wall and base units with central island and breakfast bar, topped by quartz work surfaces. Integrated appliances include multi, steam and microwave ovens, induction hob, boiler tap, full height refrigerator and freezer, dishwasher and wine fridge. Plenty of natural light is provided by Velux windows one of which is powered, and a separate larder room provides ample additional storage. A courtesy door opens to the garage which has space, power and plumbing for additional appliances. Step outside into the delightful, low maintenance west facing garden, with composite decking, lazy lawn bordered by cobbled raised beds and a substantial hot tub making this the perfect place to relax and entertain.



To the first floor bedroom one is to the rear with views across the Lancashire Plain and benefits from wet room en suite comprising fully tiled elevations and flooring, floating wc, wash hand basin on vanity and rainfall mixer shower in walk in cubicle. Bedrooms two and three are also doubles, each with built in storage and bedroom four is a comfortable single to the rear. The delightful bathroom has L shaped bath with screen and mixer shower over, floating wc, wash hand basin on vanity and ladder heated towel rail. With c1400 square feet of elegant accommodation on offer this is a first class family home.

- Striking detached property on a corner plot
- Four bedrooms
- Beautiful family room
- c 1400 square feet of accommodation
- West facing garden
- Virtual tour



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Eccleston Branch

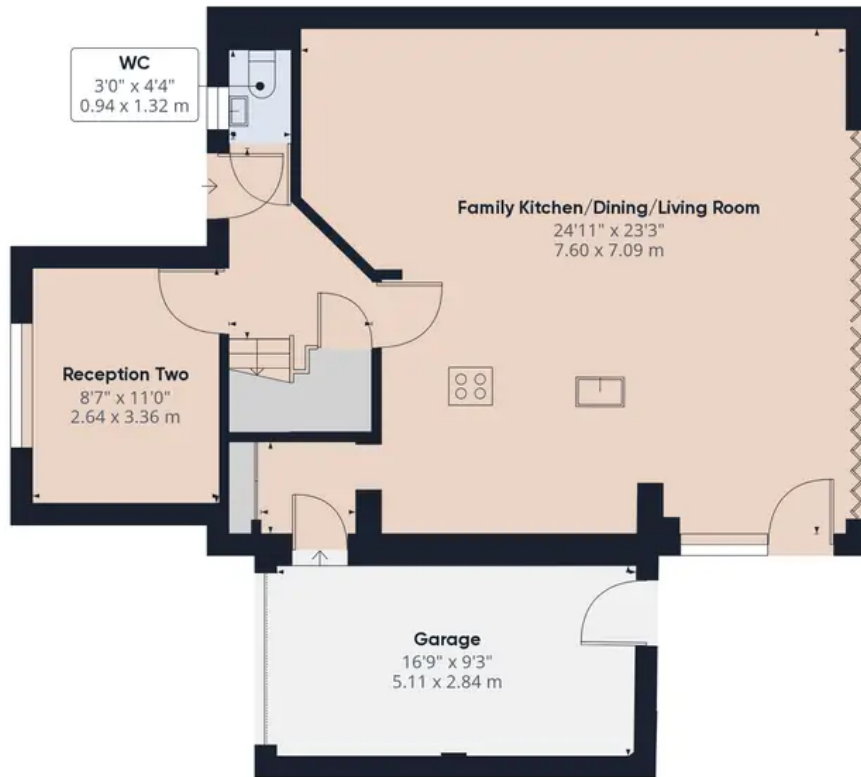
265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

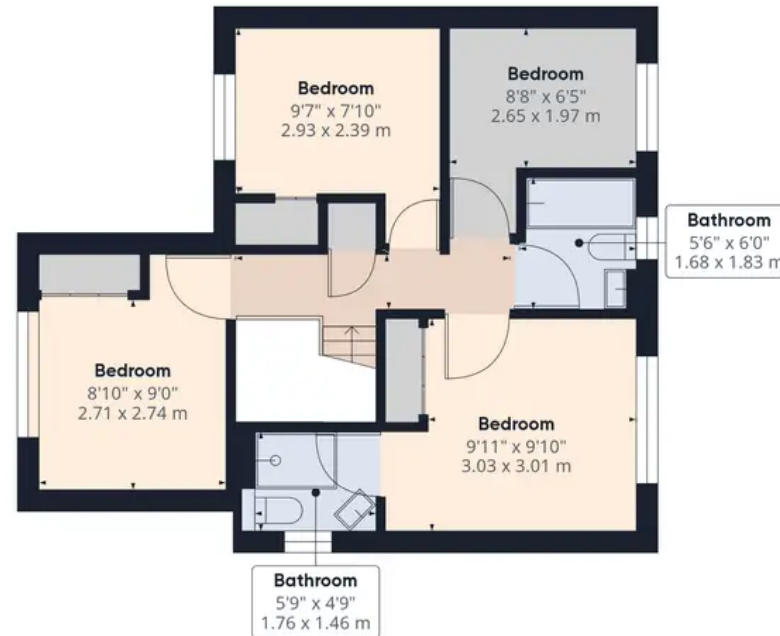
244 Spendmore Lane, Coppull, PR7 5DE
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Floor 1



Floor 2

Approximate total area⁽¹⁾
1397.88 ft²
129.87 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.