



redrose

1 Higher Meadow

Leyland , Lancashire, PR25 5RJ

An impressive four-bedroom detached family home in a desirable Clayton Le Woods location, offering spacious and versatile accommodation throughout. The property features a bright open-plan living and dining area with French doors to the rear garden, a modern fitted kitchen with integrated appliances and breakfast bar, plus a second reception room currently used as a playroom and ground floor W.C. Upstairs, four well-proportioned bedrooms include a master bedroom, complemented by a stylish family bathroom. Recently installed windows and external doors. Externally, a generous rear garden with patio and lawn provides excellent outdoor space, while a driveway offers ample off-road parking.

Guide Price £360,000

EPC Rating 'TBC'





Property Description

PORCH/HALLWAY

A bright and welcoming space upon entry, providing access to the main ground floor rooms and the carpeted stairs leading to the first floor.

DOWNSTAIRS W.C

Conveniently located on the ground floor, this room features a modern two piece suite comprising a low flush WC and a hand wash basin with vanity storage, complete with a heated towel rail.

KITCHEN/DINER

16' 7" x 11' 10" (5.05m x 3.61m) Fitted with a range of contemporary grey high gloss wall and base units, complemented by dark contrasting work surfaces. This highly functional space includes integrated appliances, an induction hob, and a practical breakfast bar seating area. Tiled flooring and recessed spotlights complete the modern aesthetic.





LOUNGE/DINER

21' 4" x 10' 6" (6.5m x 3.2m) A spacious and bright room featuring modern herringbone effect Karndean flooring, a feature fireplace, and ample space for comfortable seating. Large windows overlook the front aspect, while the open plan design seamlessly flows into the dining area.

Dining Area

An excellent extension of the living space, perfect for family meals and entertaining. French doors connect this area directly to the rear garden, enhancing indoor outdoor living possibilities.



RECEPTION ROOM/PLAYROOM

18' 4" x 7' 3" (5.59m x 2.21m) A fantastic additional reception room, currently set up as a vibrant playroom. This adaptable space benefits from soft carpeted flooring and a large window, offering flexibility for various uses such as a home office, snug, or guest room. Access to the loft which has been boarded and ideal for storage.

LANDING

Access to the first-floor bedrooms and family bathroom.

MASTER BEDROOM

12' 4" x 10' 5" (3.76m x 3.18m) A generously sized double bedroom located on the first floor, offering a peaceful retreat. Features include soft carpeted flooring, a feature wall, and a large window providing pleasant views.

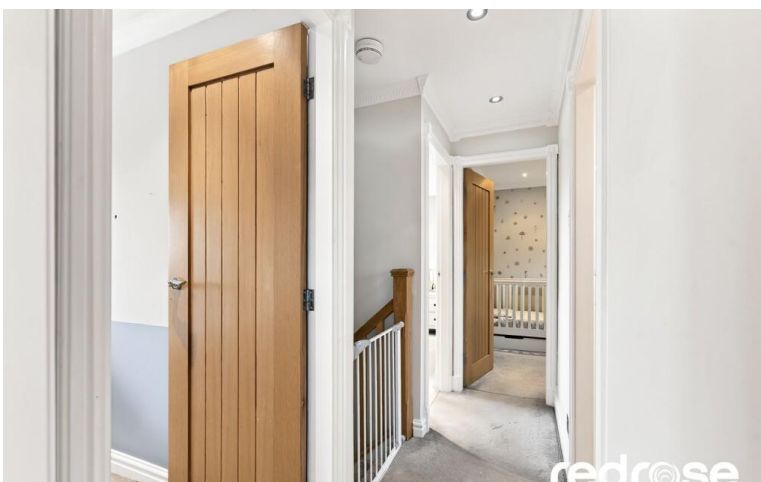


ENSUITE

Accessed from the principal bedroom, this private ensuite features contemporary fully tiled walls and flooring, a curved shower cubicle with a rainfall shower, a pedestal basin, and a low flush WC.

BEDROOM TWO

12' 4" x 9' 4" (3.76m x 2.84m) Another well proportioned double bedroom on the first floor, benefiting from ample natural light, carpeted flooring, and plenty of space for bedroom furniture.



BEDROOM THREE

8' 7" x 7' 7" (2.62m x 2.31m) This versatile room is currently configured as an impressive dressing room with extensive built in wardrobe and storage solutions. It can easily be repurposed as a comfortable single bedroom or a dedicated home office, featuring herringbone effect flooring, a window and access to loft.



BEDROOM FOUR

8' 7" x 6' 2" (2.62m x 1.88m) A charming and bright room, currently serving as a nursery. It features carpeted flooring and offers a cosy space for a child's bedroom or a home study.

FAMILY BATHROOM

A modern and stylish bathroom serving the first floor. It includes a panelled bath, a separate walk in shower cubicle, a pedestal hand wash basin, and a low flush WC. Fully tiled walls and a heated towel rail provide a luxurious finish.

EXTERNALLY

To the front of the property, a neat lawn area complements the exterior, alongside a paved driveway providing convenient off-road parking for multiple vehicles. A substantial and private outdoor space, featuring a large, paved patio area ideal for outdoor entertaining and relaxation. This leads to an expansive lawn, perfect for family activities. Raised sleeper beds add character and offer gardening opportunities.

LOCATION

Clayton-le-Woods is a popular and well-established residential area on the outskirts of Chorley, offering a great balance of suburban living, green open spaces and convenient local amenities. The area is well placed for access to nearby Leyland and Chorley, with a range of shops, schools and everyday facilities close by. Cuerden Valley Park is also within walking distance providing beautiful countryside walks, woodland trails and open green spaces, ideal for enjoying the outdoors. Excellent transport links, including access to the M6 and M61 motorways, make Clayton-le-Woods a convenient location for commuters travelling to Preston, Manchester and beyond.

MORTGAGES

A free mortgage consultation is available with our financial adviser, who can meet with you to discuss your requirements and assess your mortgage capacity. You will benefit from professional, independent advice together with support on any related services.

TENURE AND DETAILS

Tenure: Leasehold

EPC Rating: B

Council Tax Band: D





GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR
659 sq.ft. (61.2 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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