



SWITCH
ESTATE AGENTS



4 Twill Road, Farington Moss, Leyland, PR26 6AF

Offers in the region of £365,000

- Executive four-bedroom detached family home
- Built approximately three years ago with the remaining NHBC Buildmark warranty
- Landscaped rear garden with artificial lawn and seating area
- Utility room and downstairs WC
- Two en-suite shower rooms plus a contemporary family bathroom
- Situated on a substantial plot within the sought-after Tilia Homes development
- Spacious open-plan kitchen/dining/family room with bi-fold doors
- Large living room plus separate study/home office
- Four generous double bedrooms
- Garage and driveway providing off-road parking for multiple vehicles

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Nestled on a substantial plot within the highly sought-after Tilia Homes development, this impressive executive four-bedroom detached family home offers an exceptional blend of space, style and modern living. Built just three years ago, the property benefits from the remainder of the NHBC Buildmark warranty, providing added peace of mind for its next owners.

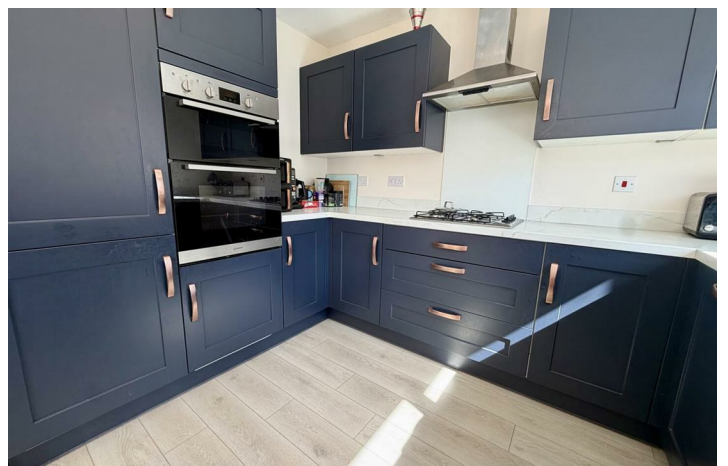
Beautifully presented throughout, the accommodation has been thoughtfully designed to suit modern family life. The welcoming entrance hallway creates an immediate sense of space and leads to a generous living room, a separate study ideal for those working from home, a convenient downstairs WC and a practical utility room.

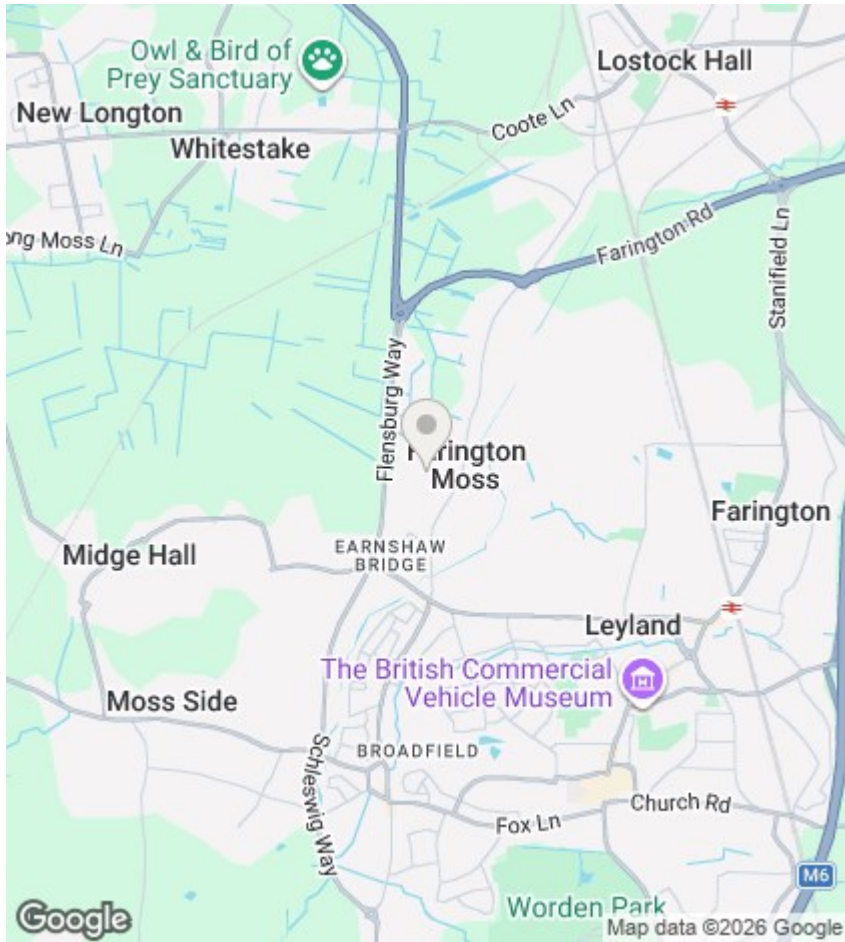
The heart of the home is the stunning open-plan kitchen, dining and family area, featuring a contemporary fitted kitchen with ample storage and workspace. Bi-fold doors open seamlessly onto the landscaped rear garden, creating the perfect space for entertaining and indoor-outdoor living. The private garden has been designed for low maintenance, complete with artificial lawn and a dedicated seating area.

To the first floor, the property continues to impress with four well-proportioned double bedrooms. The luxurious principal bedroom benefits from its own modern en-suite shower room, while the second bedroom also enjoys en-suite facilities, making it ideal for guests or older children. A stylish three-piece family bathroom serves the remaining bedrooms.



Council Tax Band: E





Directions

Viewings

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

EPC Rating:

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	98	
(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	

