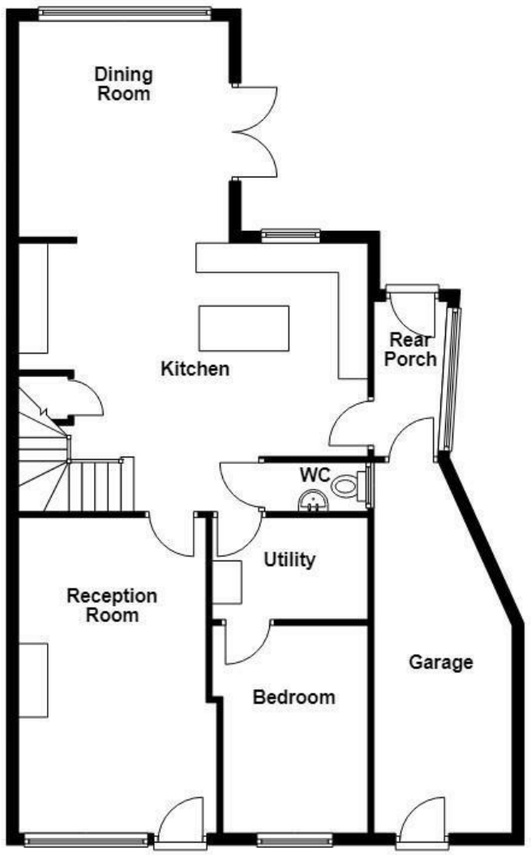
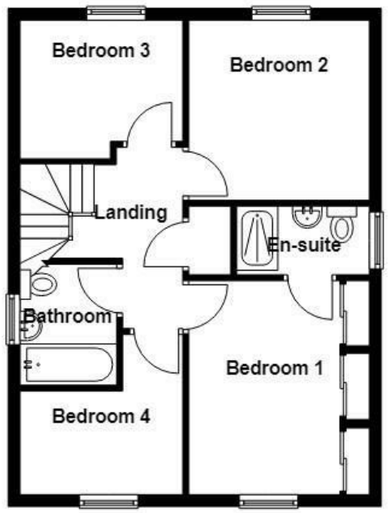
Keenans

Ground Floor



First Floor











Collingwood, Clayton Le Moors, BB5 5QP

£315,000

AN IMPRESSIVE FIVE BEDROOM DETACHED FAMILY HOME

Presenting Collingwood, Clayton Le Moors, Accrington, this impressive five-bedroom detached house offers a perfect blend of modern living and outdoor enjoyment. Set on a generous plot, the property boasts a stunning landscaped garden, complete with a decked area and an outdoor kitchen, ideal for entertaining family and friends during the warmer months.

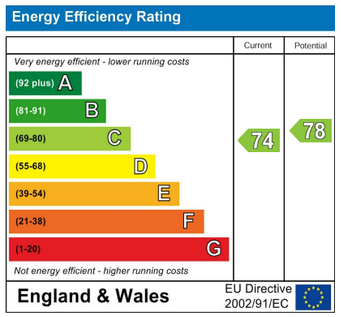
Upon entering, you are welcomed into a spacious lounge that exudes style and comfort, enhanced by tasteful decor throughout. The ground floor features versatile bedrooms, providing ample space for guests or family members, along with a separate utility room and a convenient downstairs WC. The heart of the home is undoubtedly the stunning open-plan kitchen and dining area, which is both modern and inviting. With French doors leading directly to the garden, this space is perfect for enjoying al fresco dining or simply soaking in the natural light. The outdoor kitchen has fridge, bbq, pizza oven and full electric/gas connections.

The top deck houses a hot tub, projector and can be screened off to create a cosy space to relax in or watch a film.

The outside 'man cave' at the side of the house is another multi functional space. Currently used as a gaming room, gym and workshop but options are endless for use of this additional building.

The first floor comprises four bright bedrooms, including a master suite that features an en-suite shower room with a luxurious jetted shower. Additionally, a beautifully appointed three-piece family bathroom serves the other bedrooms, ensuring comfort and convenience for all.

This property is not only a great family home but is also conveniently located near local schools and parks, making it an ideal choice for families. Furthermore, transport links are easily accessible, providing a seamless connection to the surrounding areas. This delightful home truly offers a wonderful lifestyle in a sought-after location.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Collingwood, Clayton Le Moors, BB5 5QP

£315,000

5 2 2 C

- An Outstanding Detached Property With Five Well Proportioned Bedrooms
- Perfect Family Home With Viewing Essential
- Off Road Parking
- Stunning Landscaped Garden Complete With A Decked Area And An Outdoor Kitchen
- Sought After Location On A Generous Plot
- Council Tax Band D
- Immaculately Presented With Modern Fixtures And Fittings
- Three Piece Bathroom Suit Main Bedroom With En Suite And Downstairs WC For Convenience
- EPC Rating C

Ground Floor

Reception Room

17'4 x 10'4 (5.28m x 3.15m)

Composite front entrance door, UPVC double glazed window, central heating radiator, coving, panelled elevations, wall lights and door to the dining kitchen.

Dining Kitchen

14'10 x 13'9 (4.52m x 4.19m)

UPVC double glazed window, two central heating radiators, upright central heating radiator, range of wall and base units with granite surfaces, centre island, composite sink with drainer and mixer tap, oven and microwave in a high rise unit, four ring induction hob, extractor hood, understairs storage, spotlights, wood effect flooring, stairs to the first floor, doors to utility, WC and rear porch and open to the dining room.

Utility Room

8'8 x 5'6 (2.64m x 1.68m)

Central heating radiator, range of wall and base units with wood effect surfaces, plumbing for washing machine, wood effect flooring and door to the bedroom.

Bedroom

11'7 x 8'8 (3.53m x 2.64m)

UPVC double glazed window, central heating radiator and loft access.

WC

5'9 x 2'9 (1.75m x 0.84m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin and tile effect flooring.

Dining Room

12'1 x 11'4 (3.68m x 3.45m)

UPVC double glazed window, three upright central heating radiators, spotlights, wood effect flooring and UPVC double glazed French doors to the rear.

Rear Porch

8'8 x 4'2 (2.64m x 1.27m)

UPVC double glazed frosted windows, spotlights, tile effect flooring, UPVC door to the rear and UPVC door to the garage.

Garage

21'7 x 7'9 (6.58m x 2.36m)

Power, UPVC door to the front elevation.

First Floor

Landing

12' x 9'4 (3.66m x 2.84m)

UPVC double glazed frosted window and doors to four bedrooms, bathroom and storage.

Bedroom One

11'11 x 10'4 (3.63m x 3.15m)

UPVC double glazed window, central heating radiator, fitted wardrobes, spotlights and door to the en suite.

En Suite

7'3 x 3'10 (2.21m x 1.17m)

UPVC double glazed frosted window, dual flush WC, vanity top wash basin, shower unit with jets, tiled elevations, PVC panelled ceiling with spotlights, loft access, extractor fan and tiled flooring.

Bedroom Two

10'2 x 10' (3.10m x 3.05m)

UPVC double glazed window, central heating radiator and ceiling fan.

Bedroom Three

9'1 x 7'9 (2.77m x 2.36m)

UPVC double glazed window and central heating radiator.

Bedroom Four

9'3 x 8'11 (2.82m x 2.72m)

UPVC double glazed window and central heating radiator.

Bathroon

6'9 x 5'5 (2.06m x 1.65m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, panelled bath with direct feed shower overhead, tiled elevations, PVC panelled elevations with spotlights and wood effect flooring.

External

Front

Paved driveway providing off road parking leading to the garage.

Rear

Enclosed artificial lawn garden with Indian stone paving, composite decking with hot tub and projector, outdoor kitchen with fridge, bbq, pizza oven and full electric/gas connections.















