



## Deer Park, Accrington, BB5 6XH Offers Over £350,000

AN EXCEPTIONAL DETACHED BUNGALOW

Welcome to this exquisite bungalow nestled in the picturesque Deer Park, Accrington. This stunning property boasts a high standard finish throughout, offering a blend of elegance and comfort.

As you step into this beautiful house, you'll be greeted by the tranquility of its idyllic setting. The well-maintained gardens surrounding the property provide a serene escape, perfect for enjoying a morning coffee or hosting gatherings with friends and family.

The scenic views from the house are truly breath-taking, allowing you to immerse yourself in the beauty of the surrounding countryside. Imagine waking up to the sight of rolling hills and lush greenery every day - a true treat for nature lovers.

Convenience meets luxury with ample off road parking located in front of the detached double garage, you and your guests will always have a place to park without any hassle.

Located in a wonderful area, this property offers not just a home, but a lifestyle. Don't miss the opportunity to make this bungalow your own and experience the best of country living in Accrington.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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# Deer Park, Accrington, BB5 6XH

## Offers Over £350,000

 3  2  4  C

- Exceptional Detached Bungalow
- Contemporary Fitted Kitchen
- Designated Parking and Detached Double Garage
- EPC Rating C
- Three Bedrooms
- Abundance of Living Space
- Tenure Freehold
- Two Bathrooms
- Stunning Rear Garden
- Council Tax Band D

### Entrance Hallway

17'1 x 5'1 (5.21m x 1.55m )

UPVC double glazed frosted front door, UPVC double glazed frosted window, central heating radiator, loft access, coving to ceiling, wood effect herringbone Karndeane flooring, doors leading to reception room, kitchen, three bedrooms and family shower room.

### Reception Room

16'1 x 12'6 (4.90m x 3.81m )

Two UPVC double glazed windows, central heating radiator, coving to ceiling, electric fire with marble surround and mantel, television point and open access to dining room.

### Dining Room

9'11 x 9'4 (3.02m x 2.84m )

UPVC double glazed window, central heating radiator, coving to ceiling, double doors to garden room and door to kitchen.

### Garden Room

15'0 x 10'6 (4.57m x 3.20m)

UPVC double glazed windows, central heating radiator, exposed wooden beams, spotlights, wood effect Amtico flooring and UPVC double glazed French doors to conservatory.

### Conservatory

10'5 x 5'11 (3.18m x 1.80m )

UPVC double glazed windows, PVC panelling to ceiling, tiled effect vinyl flooring, UPVC double glazed frosted door to kitchen and UPVC double glazed French doors to rear.

### Kitchen

14'1 x 9'11 (4.29m x 3.02m )

UPVC double glazed window, central heating radiator, coving to ceiling, range of wall and base units with quartz worktops and upstands, stainless steel one and a half bowl inset sink and drainer with mixer tap, integrated high rise double oven, four burner induction hob and extractor hood, glass splashback, integrated fridge, integrated freezer, integrated washing machine, dryer and dishwasher, spotlights, wood effect Karndeane flooring and door to hallway.

### Bedroom One

12'1 x 11'7 (3.68m x 3.53m)

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

### En Suite

9'11 x 5'5 (3.02m x 1.65m )

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosed, PVC panelled elevations, tiled elevations, spotlights, extractor fan and wood effect vinyl flooring.

### Bedroom Two

11'8 x 8'10 (3.56m x 2.69m)

UPVC double glazed window, central heating radiator, coving to ceiling and fitted wardrobes.

### Bedroom Three

9'11 x 9'8 (3.02m x 2.95m)

UPVC double glazed window, central heating radiator, coving to ceiling and fitted wardrobes.



Tel: 01254389384

www.keenans-estateagents.co.uk