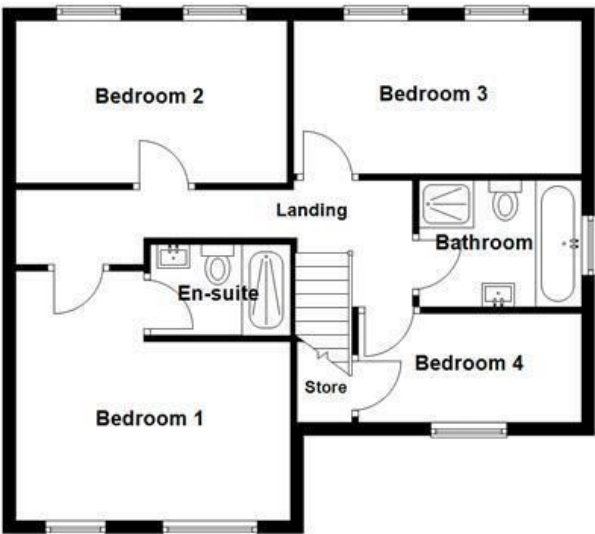


Ground Floor



First Floor



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

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.

Wessex Close, Accrington, BB5 6UA

Offers Over £375,000

AN EXCEPTIONAL DETACHED FAMILY HOME

Nestled in the serene Wessex Close, Accrington, this impressive four-bedroom detached house is a true gem, offering a perfect blend of space, style, and comfort. Set on a private and enviable plot, the property boasts an abundance of both indoor and outdoor areas, making it an ideal family home.

As you step inside, you will be greeted by a flow of character and charm, enhanced by stylish interiors that create a warm and inviting atmosphere. The heart of the home is undoubtedly the open-plan kitchen diner, which is perfect for family gatherings and entertaining guests. With two well-appointed bathrooms, convenience is at your fingertips, ensuring that the needs of a busy family are well catered for.

The property features gated off-road parking and a fantastic double garage, providing ample space for vehicles and storage. The rear garden, which is not overlooked, offers a private sanctuary for relaxation and outdoor activities.

Located on a quiet cul-de-sac within a friendly and welcoming community, this home is conveniently close to bus routes, local schools, and various amenities. Additionally, it offers excellent network links to Accrington, Burnley, Manchester, and major motorway connections, making commuting a breeze.

Wessex Close, Accrington, BB5 6UA

Offers Over £375,000



- Outstanding Detached Property
- Modern Fitted Dining Kitchen
- Extensive Driveway and Double Garage
- EPC Rating TBC
- Four Bedrooms
- Immaculate Presentation Throughout
- Tenure Freehold
- Two Bathrooms
- Stunning Externals
- Council Tax Band C

Ground Floor

Entrance Hall

16'0 x 5'7 (4.88m x 1.70m)

Composite double glazed frosted front door, central heating radiator, coving, smoke detector, under stairs storage, wood effect laminate flooring, oak doors leading to study/utility, WC, kitchen/dining area, reception room and stairs to first floor.

Study/Utility

8'8 x 6'6 (2.64m x 1.98m)

UPVC double glazed window, central heating radiator, coving, plumbing for washing machine, space for dryer and wood effect laminate flooring.

WC

8'8 x 4'3 (2.64m x 1.30m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, PVC panelling to ceiling, spotlights, extractor fan and granite effect vinyl flooring.

Reception Room

16'1 x 13'11 (4.90m x 4.24m)

Two UPVC double glazed windows, central heating radiator, coving, gas fire with granite hearth and surround, three feature wall lights, television point, wood effect laminate flooring and oak single glazed double doors to dining room.

Dining Room

13'11 x 9'1 (4.24m x 2.77m)

Central heating radiator, coving, three feature wall lights, plumbing for American-style fridge freezer, wood effect laminate flooring, open to kitchen and aluminium double glazed bi-folding doors to rear.

Kitchen

14'8 x 9'1 (4.47m x 2.77m)

UPVC double glazed window, range of high gloss wall and base units with Yorkshire granite work surfaces and splashback, inset composite one and a half bowl sink with high spout spring mixer tap, integrated high rise oven and combi microwave, five ring gas hob and extractor hood, integrated dishwasher, coving, smoke detector, integrated boiler, breakfast bar, wood effect laminate flooring and composite double glazed door to rear.

First Floor

Landing

20'10 x 6'7 (6.35m x 2.01m)

UPVC double glazed frosted window, central heating radiator, coving, smoke detector, loft access, oak doors leading to four bedrooms and family bathroom.

Bedroom One

13'11 x 12'9 (4.24m x 3.89m)

Two UPVC double glazed windows, central heating radiator, coving, television point and oak door to en suite.

En Suite

7'8 x 4'3 (2.34m x 1.30m)

Central heated towel rail, vanity top wash basin with mixer tap, dual flush WC, double direct feed rainfall shower enclosed with rinse head, tiled elevations, spotlights, PVC to ceiling, extractor fan and vinyl flooring.

Bedroom Two

13'11 x 8'3 (4.24m x 2.51m)

Two UPVC double glazed windows, two central heating radiators and coving.

Bedroom Three

14'8 x 7'10 (4.47m x 2.39m)

Two UPVC double glazed windows, central heating radiator and coving.

Bedroom Four

11'3 x 5'6 (3.43m x 1.68m)

UPVC double glazed window, central heating radiator, coving and over stairs storage.

Bathroom

8'5 x 6'7 (2.57m x 2.01m)

UPVC double glazed frosted window, central heated towel rail, panel bath with mixer tap, jets and rinse head, dual flush WC, vanity top wash basin with mixer tap, double direct feed shower enclosed with rinse head, tiled elevations, spotlights, coving, extractor fan and vinyl flooring.

External

Rear

Enclosed garden with imprinted concrete, decking and access to double garage.

Front

Laid to lawn garden with imprinted concrete, patio, lighting mature shrubbery, driveway and access to double garage.

Double Garage

19'3 x 17'7 (5.87m x 5.36m)

Personnel security door and roller shutter garage door.



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