



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			
		69	74

England & Wales EU Directive 2002/91/EC

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Brigg Field, Accrington, BB5 5TD

Offers Over £299,950

AN EXCEPTIONAL FIVE BEDROOM DETACHED FAMILY HOME

Nestled in the desirable Brigg Field area of Clayton Le Moors, Accrington, this remarkable five-bedroom detached family home is now available for those seeking a spacious and welcoming residence. Set within a tranquil cul-de-sac, this property boasts an impressive internal layout, making it an ideal choice for families looking to upsize.

As you enter, you will be greeted by a generous living space that is both versatile and thoughtfully designed. The home features five well-proportioned bedrooms, two modern bathrooms, and four distinct living areas, all adorned with neutral décor and contemporary fixtures. This creates a warm and inviting atmosphere, perfect for family life and entertaining guests.

Externally, the property offers off-road parking for numerous vehicles on a paved driveway, alongside a charming front garden with a flowerbed. The south-facing rear garden is a true highlight, featuring a mini allotment and a raised decking area, ideal for enjoying sunny afternoons. Additionally, a large outbuilding with a power supply provides excellent storage options and the potential for conversion, subject to the necessary planning permissions.

Conveniently located, this home enjoys excellent transport links to the picturesque Ribbles Valley and is just a short drive from the amenities of Great Harwood. Furthermore, the recently

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 5  2  4  C

- Tenure Freehold
- Off Road Parking For Numerous Vehicles
- Ideal Family Home With Viewing Essential
- Easy Access To Major Network Links

- Council Tax Band E
- Envious Soth Facing Garden
- Five Well Proportioned Bedrooms

- EPC Rating C
- Abundance Of Indoor And Outdoor Space
- Situated On A Quiet Cul De Sac On A Sought After Area

Ground Floor

Entrance

Composite double glazed frosted door to porch.

Porch

6' x 4'6 (1.83m x 1.37m)

UPVC double glazed window, feature wall light and single glazed door to hall.

Hall

13' x 6' (3.96m x 1.83m)

Central heating radiator, feature wall light, storage cupboard, under stairs storage, wood effect lino flooring, single glazed doors to snug, reception room, dining room and stairs to first floor.

Snug

9'9 x 7'9 (2.97m x 2.36m)

UPVC double glazed window, central heating radiator, four feature wall lights, coving and storage cupboard.

Storage

7'9 x 3'1 (2.36m x 0.94m)

Reception Room

13'5 x 11'7 (4.09m x 3.53m)

UPVC double glazed window with integrated shutter blinds, central heating radiator, coving, dado rail, gas fire with limestone hearth and surround, television point and open to dining room.

Dining Room

17'8 x 10'8 (5.38m x 3.25m)

UPVC double glazed window, two central heating radiators, fitted storage, wood effect lino flooring, single glazed door to kitchen and aluminium double glazed sliding door to conservatory.

Kitchen

14'3 x 7'8 (4.34m x 2.34m)

UPVC double glazed window, central heating radiator, range of wood effect wall and base units, granite effect surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, integrated electric high rise double oven, four ring induction hob, integrated fridge freezer and dishwasher, spotlights, tiled floor, door to utility room and UPVC double glazed door to conservatory.

Utility Room

7'8 x 6' (2.34m x 1.83m)

Wood effect panel wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, plumbed for washing machine and dryer, integrated boiler, spotlights, tiled floor and door to WC.

WC

3' x 2'4 (0.91m x 0.71m)

UPVC double glazed frosted window, dual flush WC and tiled floor.

Conservatory

17'8 x 8' (5.38m x 2.44m)

UPVC double glazed window, central heating radiator, polycarbonate roof, wood effect laminate flooring and UPVC double glazed door to rear.

First Floor

Landing

9'4 x 8'6 (2.84m x 2.59m)

Smoke alarm, doors to five bedrooms and bathroom.

Bedroom One

12'5 x 11'6 (3.78m x 3.51m)

UPVC double glazed window with integrated shutters, central heating radiator, spotlights and fitted wardrobe.

Bedroom Two

11'7 x 9'9 (3.53m x 2.97m)

UPVC double glazed window, central heating radiator, spotlights, integrated shelving and open to en suite.

En Suite

6' x 4'3 (1.83m x 1.30m)

UPVC double glazed window, central heating radiator, dual flush WC, corner direct feed rainfall shower enclosure with rinse head, pedestal wash basin with waterfall mixer tap, tiled elevation, PVC to ceiling, spotlights, extractor fan and tiled floor.

Bedroom Three

17'8 x 7'10 (5.38m x 2.39m)

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

Bedroom Four

11'6 x 11'6 (3.51m x 3.51m)

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

Bedroom Five

8'1 x 7'9 (2.46m x 2.36m)

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

Bathroom

8'5 x 8'5 (2.57m x 2.57m)

UPVC double glazed window, central heating towel rail, dual flush WC, panel bath with jets, rinse head and mixer tap, vanity top wash basin with mixer tap, direct feed rainfall shower enclosure with rinse head, tiled elevation, PVC to ceiling, spotlights, extractor fan and tiled floor.

External

Rear

Enclosed garden with decking, bedding areas, vegetable patch and access to outbuilding.

Outbuilding

22'9 x 20'6 (6.93m x 6.25m)

UPVC double glazed window, power and lighting.

Front

Off road parking, laid to lawn and bedding areas.



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