

7 Acrefield, Blackburn

£499,950 Leasehold

PRESTIGE PROPERTY FIVE BEDROOM DETACHED HOME IN THE REPUTABLE BEARDWOOD AREA* Offering an exciting opportunity for those looking to reside in the sought after area of Beardwood. Stones Young are delighted to present this well appointed energy efficient detached home to the market.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C



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Approaching the property, a large driveway leads the way to a double garage, providing ample space for vehicles. The exterior is adorned with meticulously manicured front and rear gardens. Step inside, and be greeted by a sense of sophistication and warmth. The ground floor has two reception rooms and a large welcoming entrance. A sunlit conservatory beckons, bathed in natural light, while the adjacent kitchen diner serves as the heart of the home. For added convenience, a utility room and ground floor WC complete the ensemble, catering to modern lifestyles with ease.

Ascend the staircase to the first floor, where a generous gallery landing sets the stage for rest of the this floor where you will find five well-appointed bedrooms, each offering its own sanctuary of comfort and style. The master bedroom boasts an en-suite bathroom. Meanwhile, a family bathroom serves the remaining bedrooms. Most of the bedrooms are spacious doubles with fitted furnishing whilst the fifth bedroom serves a ample sized single. Elegance, sophistication, and comfort intertwine seamlessly in this exceptional residence, which has been cherished by its single owners for the past four decades. With its prestigious location, generous living spaces this property stands as a timeless testament.



Vestibule

Vinyl flooring, wooden front door and double glazed window.

Hallway

Carpet flooring, stairs to first floor, storage cupboard, panel radiator, telephone point.

w/c

3' 1" x 6' 11" (0.94m x 2.11m)

Carpet flooring, two piece in white, tiled splash backs, panel radiator.

Lounge

11' 9" x 21' 9" (3.58m x 6.63m)

Carpet flooring, ceiling coving, gas fire with marble hearth and wood surround, double glazed uPVC sliding doors to conservatory, panel radiator.

Conservatory

10' 0" x 10' 8" (3.05m x 3.25m)

Vinyl flooring, double glazed uPVC throughout.

Dining Room

9' 6" x 9' 8" (2.90m x 2.95m)

Carpet flooring, ceiling coving, double glazed uPVC window, panel radiator.

Kitchen / Diner

13' 8" x 9' 9" (4.17m x 2.97m)

Range of fitted wall and base units with contrasting work surfaces, vinyl flooring, tiled splash backs, space for Range cooker, space for fridge freezer, extractor fan, integral dishwasher and oven, sink and drainer. Space for dining table. Double glazed uPVC window and door the the side of the property, panel radiator.

Utility Room

6' 11" x 6' 11" (2.11m x 2.11m)

Vinyl flooring, fitted wall and base units with contrasting work surfaces, stainless steel sink and drainer, wall mounted boiler, tiled splash backs, door leading into garage, double glazed uPVC window.

Gallery Landing

Carpet flooring, storage cupboard, loft access, double glazed uPVC window x2, panel radiator.

Bedroom One

11' 9" x 10' 10" (3.58m x 3.30m)

Double bedroom with carpet flooring, fitted wardrobes, double glazed uPVC window, panel radiator.

En-Suite

4' 11" x 6' 10" (1.50m x 2.08m)

Carpet flooring, three piece in beige, tiled floor to ceiling, panel radiator, frosted double glazed uPVC window.

Bedroom Two

11' 8" x 8' 7" (3.56m x 2.62m)

Double bedroom with carpet flooring, fitted wardrobes, double glazed uPVC window, panel radiator.

Bedroom Three

10' 9" x 9' 10" (3.28m x 3.00m)

Double bedroom with carpet flooring, fitted wardrobes, double glazed uPVC window, panel radiator.

Bedroom Four

7' 4" x 11' 5" (2.24m x 3.48m)

Double bedroom with carpet flooring, fitted wardrobes, double glazed uPVC window, panel radiator.

Bedroom Five

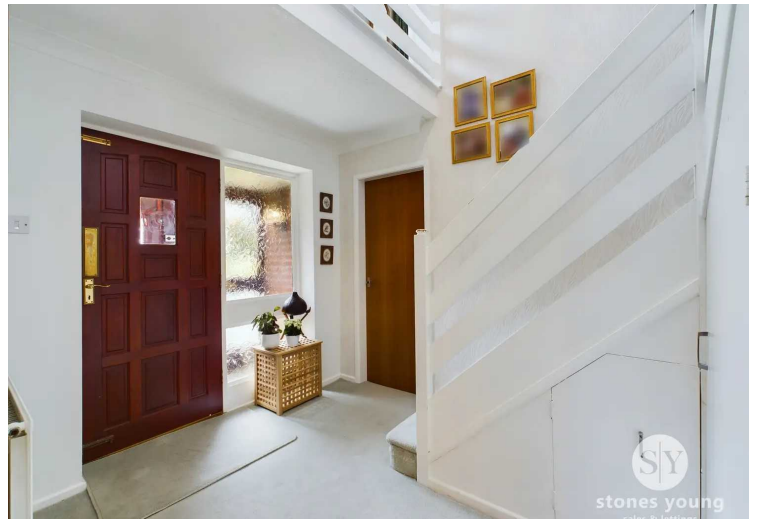
5' 8" x 8' 6" (1.73m x 2.59m)

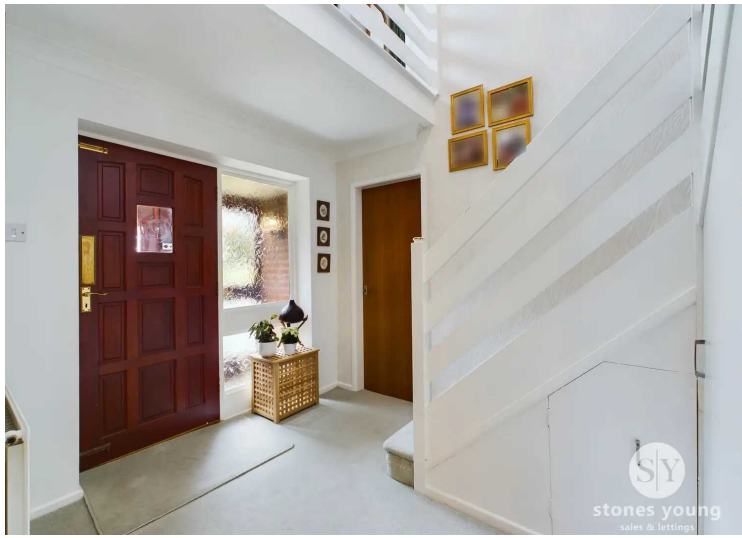
Single bedroom with carpet flooring, double glazed uPVC window, panel radiator.

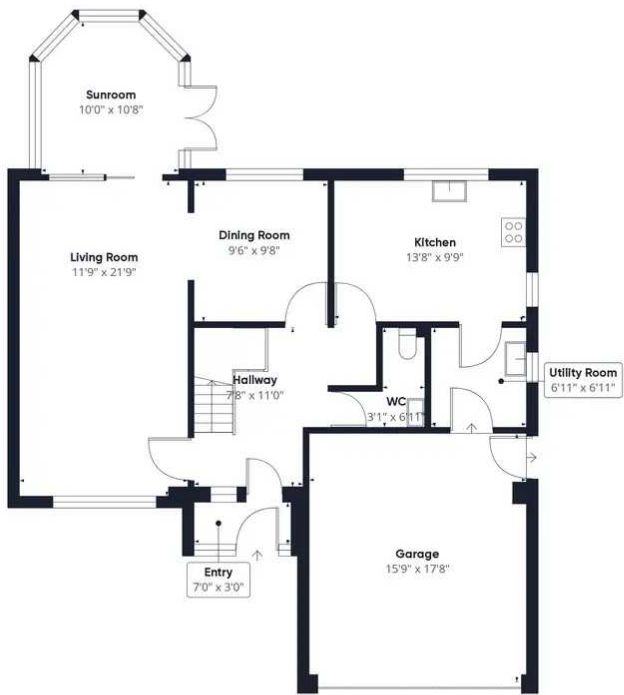
Bathroom

7' 3" x 6' 9" (2.21m x 2.06m)

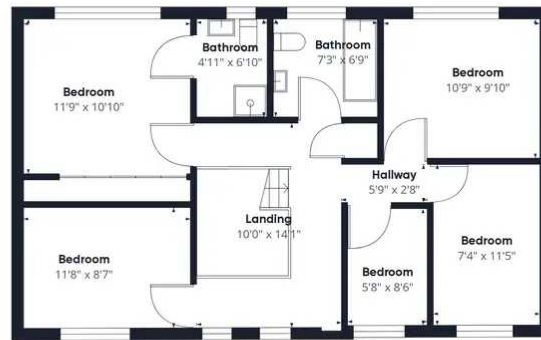
Vinyl flooring, three piece in white with mains fed power shower over spa bath, tiled floor to ceiling, built in vanity storage, heated towel radiator, frosted double glazed uPVC window.







Floor 0



Floor 1

Approximate total area⁽¹⁾
1807.31 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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