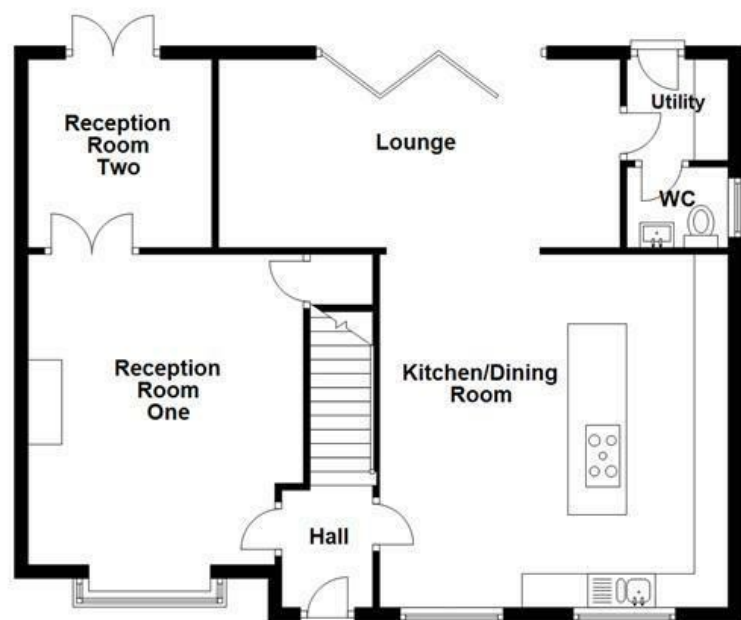
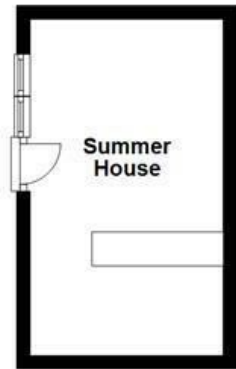
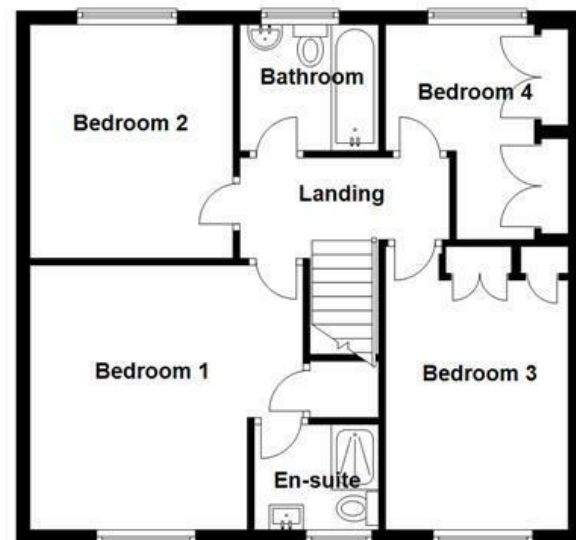


Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	55	
(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.



Hawthorn Gardens, Clayton Le Moors, BB5 5WL

Offers Over £350,000

AN EXQUISITE, SPACIOUS FAMILY HOME

Having been updated and presented to an exceptional standard throughout with no detail missed and the finest quality finish, this exceptional four bedroom, detached property is being proudly welcomed to the market in the sought after location of Clayton Le Moors on the ever popular estate of Sefton Farm. With canal views to the rear, four generously sized bedrooms and enviable open plan kitchen living space, this property is the perfect home for any growing family looking for a luxurious and desirable family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Burnley, Clitheroe and major motorway links. With three living areas, added summer house to the rear, two bathrooms and stylish decoration throughout, this property has been a credit to the current owners who have transformed this property into a spacious and welcoming home!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted open plan Kitchen diner and staircase to the first floor. The Kitchen diner boasts modern wall and base units, integrated appliances and leads through to a lounge. The reception room guides you through to a second reception room. The lounge leads through to a utility room and WC. The first floor comprises of doors on to four generously sized bedrooms and modern three-piece bathroom suite. The main bedroom benefits from an en suite shower room. Externally there is an enclosed garden to the rear which has low maintenance artificial lawn, patio and bedding areas, canal views and access on to a fantastic summer house and storage room. To the front there is a laid to lawn garden with ample off road parking.

For further information or to arrange a viewing please contact our Accrington office at your earliest convenience.

Hawthorn Gardens, Clayton Le Moors, BB5 5WL

Offers Over £350,000



- Exquisite Detached Family Home
- Three Living Areas
- Added Summer House and Ample Off Road Parking
- EPC Rating D
- Four Bedrooms
- Updated to Highest Standard
- Tenure Leasehold
- Two Bathrooms
- Abundance of Indoor and Outdoor Space
- Council Tax Band D

Ground Floor

Entrance Hallway

8'8 x 4'5 (2.64m x 1.35m)

Composite double glazed frosted Rockdoor, upright central heating radiator, spotlights, smoke detector, wood laminate flooring, oak doors leading to reception room, kitchen/dining room and stairs to first floor.

Reception Room One

15'9 x 13'4 (4.80m x 4.06m)

UPVC double glazed box window, central heating radiator, media wall, electric living flame fire, television point, spotlights to alcoves, part wood panel elevation, understairs storage, wood effect flooring and oak double doors to reception room two.

Reception Room Two

9'2 x 8'11 (2.79m x 2.72m)

Central heating radiator, coving, spotlights, wood effect flooring and UPVC double glazed patio doors to rear.

Kitchen/Dining Room

17'1 x 16'11 (5.21m x 5.16m)

Two UPVC double glazed windows, upright central heating radiator, range of grey wall and base units, quartz surfaces, tiled splashbacks, composite one and a half bowl sink and drainer with high spout mixer tap, integrated electric Lamona double oven with integrated five ring Lamona induction hob and extractor hood, integrated Lamona combi oven/microwave, integrated Miele coffee machine, integrated full length fridge and freezer, integrated wine cooler, integrated dishwasher, counter island with breakfast bar, spotlights, wood laminate flooring and open to lounge.

Lounge

19'11 x 9'1 (6.07m x 2.77m)

Multifuel burner, spotlights, exposed brick wall, television point, wood laminate flooring, oak door to utility room and UPVC double glazed bi-folding doors to rear.

Utility Room

4'11 x 4'11 (1.50m x 1.50m)

Range of grey wall and base units, quartz surfaces, tiled splashbacks, plumbing for washing machine, wood laminate flooring, oak door to WC and hardwood double glazed door to rear.

WC

4'11 x 3'11 (1.50m x 1.19m)

UPVC double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap, tiled elevation and tile effect flooring.

First Floor

Landing

10'1 x 4'10 (3.07m x 1.47m)

Spotlights, smoke detector, loft access, oak doors to four bedrooms and bathroom.

Bedroom One

13'1 x 11'5 (3.99m x 3.48m)

UPVC double glazed window, central heating radiator, spotlights, wood panel elevation with pelmet lighting, television point, over stairs storage and door to en suite.

En Suite

5'8 x 5'2 (1.73m x 1.57m)

UPVC double glazed frosted window, heated towel rail, direct feed rainfall shower enclosed, dual flush WC, vanity top wash basin with mixer tap, tiled elevation, spotlights and wood effect flooring.

Bedroom Two

11'4 x 10 (3.45m x 3.05m)

UPVC double glazed window, central heating radiator and wood panel elevation.

Bedroom Three

13'6 x 8'9 (4.11m x 2.67m)

UPVC double glazed window, central heating radiator, spotlights, wood panel elevation and fitted wardrobes.

Bedroom Four

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

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

Bathroom

6'9 x 6'2 (2.06m x 1.88m)

UPVC double glazed frosted window, central heating towel rail, vanity top wash basin with waterfall mixer tap, dual flush WC panelled bath with direct feed rainfall shower, tiled elevation, spotlights and tiled flooring.

Exterior

Rear

Enclosed harden with artificial lawn, patio, bedding areas and access to summer house.

Summer House

16'4 x 9'4 (4.98m x 2.84m)

Power, lighting, integrated grey base units, spotlights and wood effect flooring.

Front

Laid to lawn garden and off road parking.



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