



Grafton Gardens, Baxenden, BB5 2TY

Offers In The Region Of £425,000

A WONDERFUL AND SPACIOUS, FOUR BEDROOM DETACHED FAMILY HOME

Nestled in the tranquil private cul-de-sac of Grafton Gardens, Accrington, this substantial detached family home offers an exceptional living experience in the heart of the desirable Baxenden area. With its spacious interiors and contemporary neutral decor, this property is perfect for families seeking both comfort and style.

The house boasts three reception rooms, providing ample space for relaxation and entertainment. The modern fitted kitchen seamlessly connects to a dining area, which features double doors leading to the main living room, creating an inviting flow throughout the ground floor. Additionally, the property includes a delightful conservatory, perfect for enjoying the garden views in any season.

With four well-proportioned bedrooms, including an ensuite bathroom in the main bedroom, this home caters to the needs of a growing family. The two bathrooms ensure convenience for all residents and guests alike.

Outside, the property benefits from ample off-road parking and an integral double garage, making it ideal for those with multiple vehicles or who require extra storage space.

Situated in a great location, this home offers easy access to local amenities, reputable schools, and key commuter routes, making it an excellent choice for families. This delightful property combines modern living

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.

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- Impressive Detached Property
- Stunning Fitted Dining Kitchen
- Off Road Parking and Garage
- EPC Rating TBC
- Four Bedrooms
- Sought After Location
- Tenure Freehold
- Two Bathrooms
- Spacious Rear Garden
- Council Tax Band E

Ground Floor

Entrance Hall

14'4 x 6'8 (4.37m x 2.03m)

Composite front door, UPVC double glazed frosted window, central heating radiator, coving, smoke alarm, solid oak flooring, doors leading to WC, study, kitchen/dining area, reception room and stairs to first floor.

WC

5'0 x 4'5 (1.52m x 1.35m)

Central heating radiator, spotlights, dual flush WC, pedestal wash basin with mixer tap and tiled flooring.

Study

8'10 x 6'9 (2.69m x 2.06m)

UPVC double glazed window and central heating radiator.

Kitchen/Dining Area

22'8 x 8'10 (6.91m x 2.69m)

UPVC double glazed window, central heating radiator, spotlights, range of wall and base units with quartz worktops, integrated high rise oven and combination microwave/oven, four ring induction hob and extractor hood, glass splashback, one and a half bowl inset composite sink with mixer tap and draining ridges, integrated dishwasher, integrated bins, integrated fridge freezer, partial tiled effect flooring, partial solid oak flooring, doors to reception room, conservatory and utility.

Utility

7'10 x 5' (2.39m x 1.52m)

UPVC double glazed window, central heated towel rail, base units with marble effect laminate worktops, space for fridge freezer, plumbing for washing machine, space for dryer, stainless steel sink and drainer with mixer tap, extractor fan and tiled effect flooring.

Conservatory

10'6 x 10'2 (3.20m x 3.10m)

UPVC double glazed windows, pitched polycarbonate roof, central heating radiator, tiled flooring and UPVC double glazed French doors to rear.

Reception Room

15'2 x 13'4 (4.62m x 4.06m)

UPVC double glazed window, central heating radiator, coving, TV point, living flame gas fire, fitted alcove storage, under stairs storage, solid oak flooring and UPVC double glazed French doors to rear.

First Floor

Landing

Loft access, smoke alarm, doors leading to four bedrooms and family bathroom.

Bedroom One

14'3 x 10'1 (4.34m x 3.07m)

UPVC double glazed window, central heating radiator, coving and door to en suite.

En Suite

5'10 x 5'5 (1.78m x 1.65m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, pedestal wash basin with mixer tap, corner direct feed shower enclosed, extractor fan, partially tiled elevations and wood effect flooring.

Bedroom Two

14'9 x 9'1 (4.50m x 2.77m)

UPVC double glazed window, and central heating radiator.

Bedroom Three

13' x 9'1 (3.96m x 2.77m)

UPVC double glazed window and central heating radiator.

Bedroom Four

7'3 x 7'2 (2.21m x 2.18m)

UPVC double glazed window and central heating radiator.

Bathroom

9'7 x 5'10 (2.92m x 1.78m)

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

External

Rear

Laid to lawn garden, paving, gravel chippings and artificial lawn.

Front

Block paved driveway for off road parking leading to integral double garage.

Garage

18' 5 x 16'6 (5.49m 1.52m x 5.03m)

Remote controlled up and over door, UPVC double glazed frosted window and wall mounted boiler.

