



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	86	73
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.

Sherbourne Road, Accrington, BB5 2TW Offers Over £480,000

A DELUXE FAMILY HOME

Set proudly at the very top of Baxenden's most sought-after estates, this exceptional four-bedroom deluxe family home enjoys truly breath-taking panoramic countryside views and an unrivalled position. Having been comprehensively updated to the highest possible standard, the property is completely unique within the estate and occupies what is undoubtedly the finest plot, combining elevation, privacy and outlook.

Inside, the home is immaculate throughout, showcasing outstanding attention to detail and a beautifully cohesive, high-end finish. The accommodation is both generous and versatile, offering three elegant living areas alongside a stunning, state-of-the-art kitchen diner that forms the heart of the home—perfect for modern family life and entertaining. The impressive main bedroom is a standout feature, complete with a luxurious walk-in wardrobe and a sleek en suite, while the remaining bedrooms are equally well-appointed.

Externally, the property continues to impress with exquisite wraparound gardens that are entirely uninterrupted and not overlooked, creating a peaceful and private setting rarely found on an estate. Private, gated off-road parking and a set-back position from the road further enhance the sense of exclusivity and luxury. Finished with the most stylish design choices and high-quality fixtures and fittings throughout, this is a home of exceptional calibre—one of the most beautiful family homes you are likely to see, and a truly rare opportunity not to be missed.

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

Sherbourne Road, Accrington, BB5 2TW

Offers Over £480,000



- Tenure Freehold
- Private Gated Off Road Parking
- The Perfect Family Home
- Envious Plot In The Most Sought After Location

Ground Floor

Entrance

Composite double glazed door to entrance hall.

Entrance Hall

4'8 x 3'3 (1.42m x 0.99m)

Central heating radiator, coving, spotlights, wood panel elevation, door to WC and single glazed door to reception room.

WC

4'8 x 2'6 (1.42m x 0.76m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, tiled elevation, coving, spotlights and vinyl flooring.

Reception Room

15'11 x 14'9 (4.85m x 4.50m)

UPVC double glazed inset box window, central heating radiator, spotlights, cornice coving, gas living flame fire with stone hearth, surround and oak mantle, television point, integrated alcove storage, pelmet downlights, staircase with downlights and oak beam to first floor and single glazed sliding door to kitchen/dining area.

Kitchen/Dining Area

23'7 x 12'6 (7.19m x 3.81m)

Two UPVC double glazed window, cast iron central heating radiator, range of wood effect wall and base units, wood effect surface, tiled splash back, composite one and a half sink and drainer with mixer tap, integrated electric Bosch double oven and combi microwave, integrated fridge freezer, dishwasher and wine cooler, central island with breakfast bar, under unit lighting, solid oak floor, UPVC double glazed door to dining room, door to snug and UPVC double glazed French doors to rear.

Snug

12'6 x 7'8 (3.81m x 2.34m)

Upright central heating radiator, television point, spotlights, integrated washing machine and dryer, solid oak floor and composite door to side.

Dining Room

12'10 x 9'7 (3.91m x 2.92m)

UPVC double glazed window, skylight, central heating radiator, spotlights, wood panel elevation, feature wall light, solid oak floor and aluminium double glazed bi fold doors to rear.

First Floor

Landing

12'10 x 6'1 (3.91m x 1.85m)

Coving, spotlights, loft access, smoke alarm, over stairs storage, doors to four bedrooms and shower room.

Bedroom One

10'5 x 7'8 (3.18m x 2.34m)

UPVC double glazed window, upright central heating radiator, two feature wall lights, cornice coving and open arch to walk in wardrobe.

- Council Tax D
- An Impressive Detached Property
- Panoramic Countryside Views
- EPC Rating C
- Meticulously Designed With Immaculate Interiors
- Four Bedrooms And Three Living Areas

