

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	80
(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	

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## Wittlewood Drive, Accrington, BB5 5DJ

**£250,000**

FANTASTIC FOUR BEDROOM DETACHED FAMILY HOME

Welcome to this charming four-bedroom detached family home located on Wittlewood Drive in Accrington. This property offers a perfect blend of space and comfort, making it an ideal choice for families seeking a welcoming environment.

As you enter, you are greeted by a spacious lounge that provides a warm and inviting atmosphere, enhanced by double doors that lead into the dining room, perfect for entertaining guests or enjoying family meals. The separate fitted kitchen is well-equipped and offers ample storage, while the adjoining utility room adds convenience to your daily routines.

The property boasts an integral garage and a driveway that accommodates multiple vehicles, ensuring that parking is never a concern. The large garden, laid to lawn, offers a wonderful outdoor space for children to play or for hosting summer gatherings.

Upstairs, you will find four generously sized bedrooms, each designed to provide comfort and privacy. The master bedroom features an en suite shower room, adding a touch of luxury to your living experience. A well-appointed family bathroom serves the other bedrooms, ensuring that everyone has access to modern facilities. Additionally, a downstairs WC adds to the practicality

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- Four Spacious Bedrooms
- EPC Rating C
- Large Laid To Lawn Garden
- Close Proximity To Local Amenities

- Tenure Freehold
- Fitted Kitchen With Access To Utility
- Ideal Family Home With Viewing Essential
- Council Tax Band D
- Integral Garage And Driveway
- Easy Access To Major Network Links

## Ground Floor

### Entrance

Composite partial frosted door to hall.

### Hall

12'4 x 6'6 (3.76m x 1.98m)

Central heating radiator, smoke alarm, doors to reception room, kitchen, WC, stairs to first floor and wood effect lino flooring.

### WC

4'8 x 3'2 (1.42m x 0.97m)

UPVC frosted window, central heating radiator, low flush WC, wall mounted wash basin, extractor fan and wood effect lino flooring.

### Reception Room

16' 6 x 10'10 (4.88m 1.83m x 3.30m)

UPVC double glazed window, central heating radiator and double doors to dining room.

### Dining Room

9'10 x 9'5 (3.00m x 2.87m)

Central heating radiator, door to kitchen, UPVC sliding doors to rear and wood effect lino flooring.

### Kitchen

11'11 x 11'2 (3.63m x 3.40m)

UPVC double glazed window, wood panel wall and base units, granite effect work top, oven, four ring gas hob, extractor hood, composite double basin and drainer with mixer tap, extractor fan, tiled splash back, door to utility and wood effect lino flooring.

### Utility

7'10 x 5'6 (2.39m x 1.68m)

Central heating radiator, extractor fan, wood panel wall and base units, granite effect work top, stainless steel sink and drainer with mixer tap, plumbed for washing machine, space for dishwasher, tiled splash back, UPVC frosted door to rear, door to garage and wood effect lino flooring.

### Garage

16'3 x 8'2 (4.95m x 2.49m)

Baxi boiler, space for fridge freezer, meters, power and lighting.

## First Floor

## Landing

12'10 x 3'3 (3.91m x 0.99m)

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

### Bedroom One

17'3 x 12' (5.26m x 3.66m)

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

### En Suite

8'7 x 3'8 (2.62m x 1.12m)

UPVC double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin, enclosed electric feed shower, extractor fan, part tiled elevation and wood effect lino flooring.

### Bedroom Two

12' x 8'1 (3.66m x 2.46m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

8'10 x 8' (2.69m x 2.44m)

UPVC double glazed window and central heating radiator.

### Bedroom Four

8'9 x 8'1 (2.67m x 2.46m)

UPVC double glazed window and central heating radiator.

### Bathroom

9'5 x 5'5 (2.87m x 1.65m)

UPVC frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, direct feed rainfall shower and rinse head, part PVC elevation, tiled effect lino flooring.

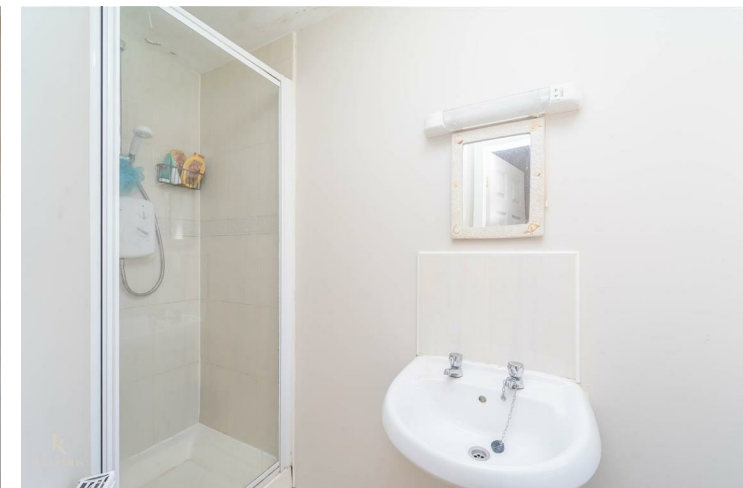
## External

### Front

Drive and stone chippings

### Rear

Enclosed laid to lawn garden, stone flags, decking and shed.



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