



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		73	
(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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## 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.

# 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

- Council Tax D
- An Impressive Detached Property
- Panoramic Countryside Views

- EPC Rating C
- Meticulously Designed With Immaculate Interiors
- Four Bedrooms And Three Living Areas

## 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 elevations, 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 elevations, 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 mantel, television point, integrated alcove storage, pelmet downlights, staircase with downlights, 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 surfaces, tiled splashback, composite one and a half sink and drainer with mixer tap, integrated high rise electric Bosch double oven and combi microwave, integrated fridge freezer, dishwasher and wine cooler, central island with breakfast bar, under unit lighting, solid oak flooring, 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 flooring 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 elevations, feature wall light, solid oak flooring and aluminium double glazed bi-folding 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.

### Walk-in Wardrobe

8'2 x 7'8 (2.49m x 2.34m)

Fitted wardrobes, cornice coving, sensor spotlights, loft access and door to en suite.

### En Suite

7'8 x 6'10 (2.34m x 2.08m)

UPVC double glazed frosted window, heated towel rail, P-shaped panel bath with mixer tap and direct feed rainfall over head shower with rinse head, dual flush WC, vanity top wash basin with mixer tap, tiled elevations, inset shelving, spotlights, extractor fan, sound system and wood effect laminate flooring.

### Bedroom Two

14'5 x 8'5 (4.39m x 2.57m)

Inset UPVC double glazed box window, central heating radiator, coving, wood panel elevations, spotlights, fitted wardrobes and two feature wall lights.

### Bedroom Three

11'11 x 8'5 (3.63m x 2.57m)

UPVC double glazed window, central heating radiator, coving and spotlights.

### Bedroom Four

7'2 x 6'1 (2.18m x 1.85m)

UPVC double glazed window, central heating radiator, coving and spotlights.

### Shower Room

6'5 x 6'1 (1.96m x 1.85m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, walk-in double direct feed rainfall shower with rinse head, tiled elevations, spotlights, extractor fan, LED mirror and vinyl flooring.

## External

## Rear

Wraparound laid to lawn garden with stone chip, bedding areas and paving.

## Front

Off road parking with electric gates and access to garage.



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