



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(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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## Simmons Way, Clayton Le Moors, BB5 5WW

### £385,000

A GORGEOUS FOUR BEDROOM DETACHED FAMILY HOME

Nestled in the desirable area of Simmons Way, Clayton Le Moors, Accrington, this superb detached family home offers a perfect blend of style and functionality. With four spacious bedrooms, including a luxurious ensuite in the main bedroom, this property is designed to accommodate the needs of a growing family.

The home boasts four elegantly finished reception rooms, providing versatile living solutions that can be tailored to your lifestyle. Whether you require a formal dining area, a cosy lounge, or a playroom for the children, this property has the space to meet your requirements. The modern family bathroom is both stylish and practical, ensuring comfort for all family members.

The exterior of the home is low maintenance, allowing you to spend more time enjoying your surroundings rather than worrying about upkeep. A generous driveway offers off-road parking for multiple vehicles, leading to an integrated double garage, which adds convenience and security.

Situated in a popular location, this property benefits from excellent access to nearby schools and commuter routes, making it an ideal choice for families seeking both comfort and convenience. This stylish four-bedroom home is not just a place to live; it is a sanctuary where cherished memories can be made. Don't miss the opportunity to make this exceptional property your new family home.

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# Simmons Way, Clayton Le Moors, BB5 5WW

## £385,000

 4  2  4  C

- Exquisite Detached Property
  - Abundance of Living Space
  - Off Road Parking, Double Garage and EV Charging Point
  - EPC Rating C
- Four Bedrooms
  - Presented to Highest Standard Throughout
  - Tenure Freehold
- Two Bathrooms
  - Immaculate Rear Garden
  - Council Tax Band E

### Ground Floor

#### Entrance Hall

18'4 x 6'4 (5.59m x 1.93m )  
UPVC double glazed frosted front door, central heating radiator, coving, spotlights, smoke detector, part wood panelled elevation, wood effect flooring, doors leading to two reception rooms, study, WC, under stairs storage and stairs to first floor.

#### Reception Room One

16'5 x 11'9 (5.00m x 3.58m)  
Central heating radiator, coving, spotlights, living flame gas fire and part wood panelled elevation.

#### Study

10'10 x 8'8 (3.30m x 2.64m)  
Central heating radiator, coving, spotlights, wood effect flooring and UPVC double glazed French doors to rear.

#### WC

4'10 x 4'5 (1.47m x 1.35m )  
Central heating radiator, glass brick window, dual flush WC, vanity top wash basin with mixer tap, extractor fan, spotlights and wood effect flooring.

#### Reception Room Two

11'4 x 10'10 (3.45m x 3.30m)  
Central heating radiator, spotlights, part wood panelled elevations, wood effect flooring, open to kitchen and family room.

#### Family Room

17'1 x 15'3 (5.21m x 4.65m )  
UPVC double glazed windows, central heating radiator, electric fire, television point, wood effect flooring and UPVC double glazed French doors to rear.

#### Kitchen

12'11 x 7'10 (3.94m x 2.39m)  
UPVC double glazed window, central heating radiator, range of panelled wall and base units with laminate work surfaces, integrated high rise double oven, five ring gas hob and extractor hood, tiled splashback, composite one and a half bowl sink and drainer with mixer tap, plumbing for dishwasher, integrated fridge freezer and door to utility.

#### Utility

7'10 x 5'3 (2.39m x 1.60m )  
Central heating radiator, plumbing for washing machine, space for dryer, wood effect flooring, door to garage and UPVC double glazed frosted door to rear.

#### Garage

17'3 x 17'0 (5.26m x 5.18m)  
Wall mounted boiler, stainless steel sink and drainer with traditional taps, work benches, tiled flooring and two up and over garage doors.

### First Floor

### Landing

Central heating radiator, loft access, spotlights, smoke detector, part wood panelled elevation, doors leading to four bedrooms, bathroom and linen cupboard.

#### Bedroom One

12'8 x 12'7 (3.86m x 3.84m)  
UPVC double glazed window, central heating radiator, spotlights, fitted wardrobes and door to en suite.

#### Bedroom Two

12'7 x 8'7 (3.84m x 2.62m)  
UPVC double glazed window, central heating radiator, spotlights and loft access.

#### Bedroom Three

12'8 x 10'4 (3.86m x 3.15m )  
UPVC double glazed window, central heating radiator and spotlights.

#### Bedroom Four

10'8 x 8'6 (3.25m x 2.59m )  
UPVC double glazed window, central heating radiator and spotlights.

#### Bathroom

8'1 x 6'3 (2.46m x 1.91m )  
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, tiled pane bath with mixer tap and overhead direct feed rainfall shower, part wood panelled elevation, extractor fan, spotlights and vinyl flooring.

#### External

#### Rear

Enclosed garden with Indian stone paving and artificial lawn.

#### Front

Gravel chippings, tarmac driveway and access to double garage.



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