



'South Riding' 37 Sunnyhurst Lane, Darwen

£420,000 Chain Free!

LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road, turn left into Earnsdale Road follow the road round into Sunnyhurst Lane and the property is on the right-hand side across from the Tennis Club.

TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.



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South Riding is a beautiful contemporary home of architectural merit, built to maximise its enviable position and fabulous views towards the Golf Club at the rear. The house has been lovingly extended and renovated to ensure a high-quality construction and its design offers fabulous flexible family living.

The entrance hall instantly emits a feeling of quality with some beautifully subtle features, the sitting room could easily provide a fourth bedroom, the contemporary open plan dining kitchen is fitted with a full range of bespoke units, quartz granite worktops, integrated appliances, large breakfast island, formal dining space and living area with feature fire, a separate utility room with bespoke units and ample storage, a stunning bathroom, the first floor offers a beautiful master suite with spacious bedroom, a range of bespoke fitted furniture and views over the golf club, and a four-piece en suite bathroom, in addition there is single bedroom, also with bespoke fitted furniture. Benefits include gas central heating, hot and cold air conditioning, underfloor heating, PVC double-glazed windows and security alarm system that covers or zones off the outbuildings. Outside there is a triple width driveway to the front, the rear garden is an absolute delight, its low maintenance allows for easy servicing when away, but it is also great for entertaining.

At the far end of the rear garden there is a purpose built 'Granny annex' offering a beautiful, fitted bedroom, stylish en suite shower room and bi-folding doors. In addition, there is a home office also with bi-folding doors (currently used as a gym) along with a very useful workshop/mancave!

ACCOMMODATION

ENTRANCE VESTIBULE

'Rockdoor' front door, 'Karndean' flooring, half glazed door through to;

ENTRANCE HALL

Double-glazed window, staircase with glass balustrade to first floor, feature double height ceiling with double-glazed roof window, 'Karndean' flooring

SITTING ROOM-4TH BEDROOM

12' 9" x 11' 7" (3.89m x 3.53m) PVC double-glazed window, radiator, electric meter cupboard

BEDROOM 3

14' 3" x 8' 7" (4.34m x 2.62m) Measurements to minimum. PVC double-glazed window, recessed workstation/dressing table, built in wardrobe, radiator, gas meter cupboard



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band
Blackburn with Darwen Borough Council
C

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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BATHROOM SUITE WITH BRASS SANITARY WARE

Panelled bath with shower and shower attachment over, vanity wash hand basin with mixer tap, low level WC, heated towel rail, 4a tractor fan, fully tiled marble effect walls and floor (under floor heating)

OPEN PLAN DINING KITCHEN AND LIVING ROOM

25' 9" x 22' (7.85m x 6.71m) Bespoke fitted wall and floor units including drawers, quartz granite worktops, modular brass inset sink with matching mixer tap, integrated 'Bosch' microwave, integrated dishwasher, integrated larder fridge, integrated fridge, pull-out larder unit, large pantry cupboard, 'Rangemaster' cooking range (gas rings, electric oven), extractor, hot and cold air conditioning unit, large breakfast island with seating area and storage below, 'Karndean' flooring, under floor heating, PVC double-glazed bi-folding doors with blinds (to rear garden), feature inset electric fire with remote controlled

UTILITY ROOM

16' 8" x 5' 4" (5.08m x 1.63m) Double built in broom cupboard, fitted wall and floor units, quartz granite worktops (matching the kitchen), modular brass inset sink with matching mixer tap, integrated larder freezer, space for tumble dryer, plumbed for automatic washing machine, spotlighting, radiator, 'Karndean' flooring, under floor heating, concealed gas fired central heating boiler unit, PVC double-glazed window, PVC exterior door with double-glazed unit

FIRST FLOOR

Landing, glass balustrade, spotlighting (double-glazed roof window as mentioned in entrance hall)

BEDROOM 1

17' 1" x 11' 7" (5.21m x 3.53m) 11'7 min, 16'7 max. Fitted bespoke wardrobes, matching drawers, matching dressing table with large LED mirror over, spotlighting, fitted cupboards, hot and cold air conditioning unit, eaves access/storage (lighting and carpeted), PVC double-glazed window (great views of the golf club grounds)

EN SUITE BATHROOM (WHITE SUITE WITH BRASS FITTINGS)

Panelled bath with shower attachment, glazed and tiled shower enclosure, low level WC, vanity wash hand basin with storage below, matching storage unit, PVC double-glazed window, spotlighting, extractor fan, fully tiled marble effect elevations and matching floor tiles (under floor heating), mirror with LED lighting

BEDROOM 2

9' 6" x 6' 9" (2.9m x 2.06m) Fitted wall-to-wall floor-to ceiling wardrobes, 'Velux' double-glazed roof window, eaves access to storage with lighting (carpeted)



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OUTSIDE

To the front there is a triple width driveway, to the rear there is a larger than average, beautiful landscaped, easy maintenance garden to the rear with 'Astroturf', composite decked patio, matching pathways and flower beds, in addition there is a lower patio that is reinforced and has power points to cater for a hot tub. LED lighting,, down lighter, spotlighting, power points and water tap



GRANNY ANNEX

19' 7" x 16' 5" (5.97m x 5m) PVC double-glazed window, fitted wardrobes and drawers, hot/cold air-conditioning unit

EN SUITE

Vanity wash hand basin with storage below, shower enclosure, low level WC, part tiled elevations, spotlighting

HOME OFFICE (CURRENTLY USED AS A GYM)

12' 7" x 7' 3" (3.84m x 2.21m) Bi-folding doors, hot and cold air conditioning unit, spotlighting, power lights

WORKSHOP

15' 1" x 11' 6" (4.6m x 3.51m) Composite door, spotlighting, power points

PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



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