



**Cranberry Fold Court, Darwen, BB3 2HX**

**Offers in the Region Of £485,000**

An extremely well presented 4 bedroom detached home, within a select estate of executive homes, located in a rural location with superb panoramic views of the countryside, including Darwen Tower and Heysham Bay. Offering excellent transport links with the M65 motorway junction only a few minutes drive from the property, and local schools including St Barnabas, Ashleigh and St Joseph's primary close by. Briefly comprises of the following, an entrance hallway, downstairs W.C, a spacious lounge with a feature integrated media wall with sound system, a second reception room, a stunning fully fitted kitchen in grey including an integrated induction hob, extractor hood, microwave, 2 ovens, dishwasher and a coffee machine, a utility room, an open dining room, and a large rear garden with a seating area and a grass lawn. To the upper floor you will find 4 double sized bedrooms (with an en-suite bathroom to the master bedroom and fitted wardrobes to all of the bedrooms) and a modern Family bathroom with a 4 piece suite in white, including a vanity basin, toilet, deep bath tub and a shower cabinet. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi.



## ACCOMMODATION

### Entrance Hallway 20' 2" x 6' 4" (6.15m x 1.93m)

The entrance hallway to the front of the property. Decorated in neutral colours with a grey wooden floor. (Underfloor heating included). Fitted with a double glazed composite entrance door the front aspect. Warmed by a gas central heated radiator.

### Downstairs W.C

A useful downstairs W.C with a vanity basin and a toilet in white.

### Lounge 18' 9" x 11' 3" (5.72m x 3.43m)

A spacious lounge to the front of the property, with a feature media wall and integrated sound system. Plenty of space for modern furniture to fit easily. Decorated in light grey with a deep pile grey carpet. A double glazed window is fitted to the front aspect (venetian style fitted blinds included). Warmed by a gas central heated radiator.

### Reception Room 2 16' 10" x 8' 10" (5.14m x 2.7m)

A second reception room opposite the main lounge. Decorated in light grey with a light oak wooden floor. (Underfloor heating installed) A double glazed window is fitted to the front aspect. (Venetian style fitted blinds included). Warmed by a gas central heated radiator.

### Kitchen 11' 1" x 16' 7" (3.38m x 5.06m)

A stunning modern, fully fitted kitchen in light grey. Comes with an integrated induction hob, 2 ovens, microwave, dishwasher, fridge and a coffee machine. Decorated in light grey with a grey tiled floor. (Underfloor heating included). Fitted with double glazed windows to the rear aspect. Warmed by a gas central heated radiator.

### Dining area 11' 3" x 11' 5" (3.43m x 3.47m)

An open plan dining area with space with a large dining table and chairs. Decorated in light grey with a grey tiled floor. (Under floor heating included). A pair of double glazed french doors are fitted to the rear aspect, allowing access directly into the rear garden.

### Utility room 10' 8" x 9' 6" (3.24m x 2.90m)

The utility room leading off from the kitchen. Space for a tall fridge freezer. Plumbed in for a washing machine. Decorated in light grey with a dark grey tiled floor. (Under floor heating included). A double glazed composite entrance door is fitted to the rear aspect, leading out onto the rear garden.

### Upper floor landing 7' 7" x 11' 8" (2.30m x 3.55m)

The upper floor landing area. Decorated in light grey with a dark grey coloured carpet.

### Master bedroom 10' 3" x 11' 6" (3.12m x 3.5m)

A double sized Master bedroom to the front of the property. Decorated in light grey with a patterned feature wall and a grey coloured carpet. Comes with an en-suite bathroom and fully fitted wardrobes. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### En-suite to the Master bedroom 7' 3" x 7' 3" (2.22m x 2.20m)

The en-suite bathroom to the Master bedroom. Comes with a vanity basin, toilet and a shower/steam cabinet. Fully tiled walls and flooring in grey. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated towel holder.

### Bedroom 2 9' 5" x 5' 8" (2.86m x 1.73m)

A second double sized bedroom to the rear of the property. Decorated in light grey with an oak wooden floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator. Comes with fully fitted wardrobes.



**Bedroom 3** 13' 7" x 8' 6" (4.13m x 2.60m)

A double sized bedroom to the front of the property. Comes with fully fitted wardrobes. Decorated in neutral colours with a blue coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

**Bedroom 4** 9' 4" x 10' 8" (2.84m x 3.25m)

A fourth double sized bedroom to the rear of the property. Decorated in light grey with an oak wooden floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator. Comes with fully fitted wardrobes

**Family Bathroom** 6' 4" x 8' 7" (1.92m x 2.61m)

A modern 4 piece Family bathroom, including a vanity basin, toilet, deep standalone bath tub and a glass shower cabinet. Comes with fully tiled walls and flooring in grey. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



# Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

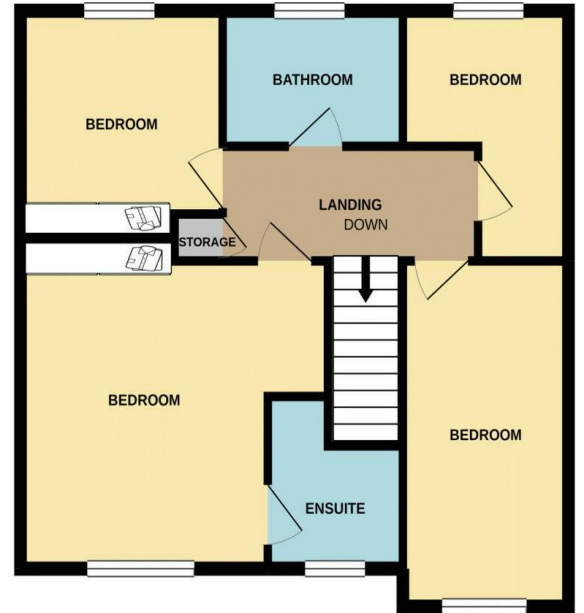
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

GROUND FLOOR  
915 sq.ft. (85.0 sq.m.) approx.



1ST FLOOR  
609 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 1524 sq.ft. (141.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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