



## Derwent Court, Darwen

**\*\*STUNNING, NEWLY REFURNISHED, SEMI DETACHED FAMILY HOME\*\***

A superbly presented modern semi-detached family home situated on the popular residential development off Marsh house Lane with close proximity to Blacksnape playing fields and other local amenities. Newly renovated to a very high standard this property boasts spacious open plan living accommodation to the ground floor with three good sized bedrooms to the first floor making it the ideal home for a growing family unit!

- Semi Detached Property
- Modern Fitted Kitchen
- Detached Garage
- Three Bedrooms
- Luxurious Shower Room
- South Facing Rear Garden
- Open Plan Living
- Off Road Parking
- Viewing Essential

**Offers over £170,000**

# Derwent Court, Darwen

## Ground Floor

### Hallway

8'7" x 2'11" (2.62 x 0.91)

Welcoming hallway leading to downstairs WC, open plan reception room/ diner/ kitchen and first floor.

### Reception Room

15'6" x 9'6" (4.73 x 2.91)

UPVC double glazed window, central heating radiator, built in shelves with television point, ceiling spotlights, wooden flooring and open access to the kitchen/dining area.

### Kitchen/Dining Area

14'0" x 9'8" (4.28 x 2.95)

UPVC double glazed window, range of white high gloss wall and base units with wood effect worktops, inset matte black sink and drainer with mixer tap, integrated electric oven and gas hob with inset four rings and extractor hood, integrated fridge/freezer, ceiling spotlights, UPVC double glazed French doors to the rear, central heating radiator, wooden flooring, open plan to reception room.

### Downstairs WC

5'4" x 2'5" (1.63 x 0.76)

Close coupled dual flush WC, wall hung vanity wash basin with matte black mixer tap, tiled splashbacks, ceiling light fitting.

## First Floor

### Landing

6'8" x 6'4" (2.04 x 1.95)

UPVC double glazed window, doors leading to the three bedrooms and three piece bathroom suite.

### Bedroom One

14'0" x 9'4" (4.28 x 2.87)

UPVC double glazed windows, door leading to storage, central heating radiator, ceiling light fitting, carpet flooring.

### Bedroom Two

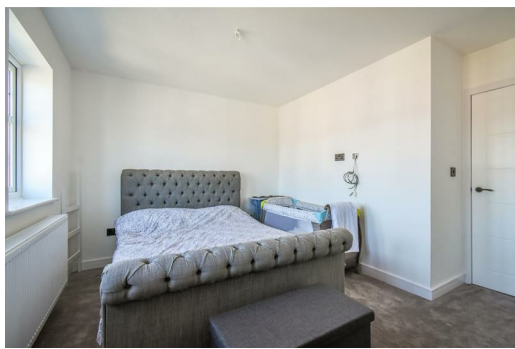
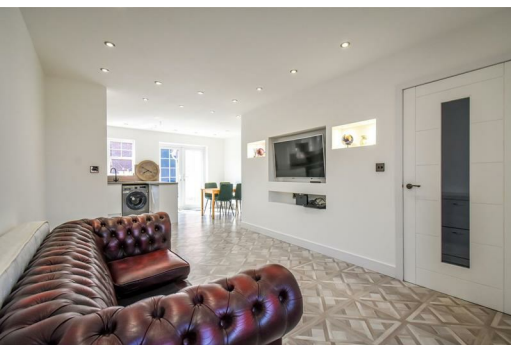
9'10" x 6'8" (3.00 x 2.04)

UPVC double glazed window, central heating radiator, ceiling light fitting, carpet flooring.

### Bedroom Three

6'9" x 6'6" (2.06 x 1.99)

UPVC double glazed window, central heating radiator, ceiling light fitting, carpet flooring.



## Bathroom

6'7" x 5'3" (2.03 x 1.61)

UPVC double glazed window, three piece bathroom suite comprising; enclosed dual flush WC, wall mounted wash basin with matte black mixer tap, walk in shower cubicle with mains feed shower with rainfall effect shower head and separate shower head attachment, marble walls, ceiling spotlights, tiled flooring.

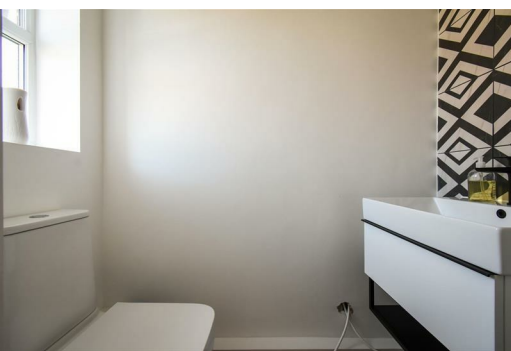
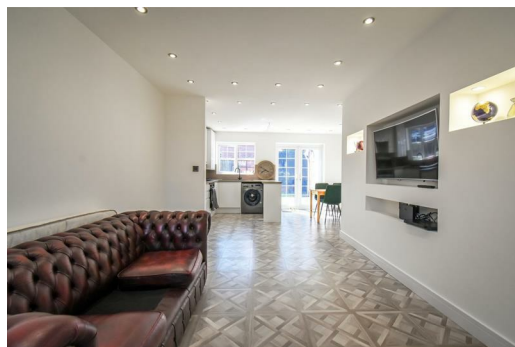
## External

### Front

Laid to lawn garden and block paved driveway providing off road parking, access to the rear of the property and the detached garage.

### Rear

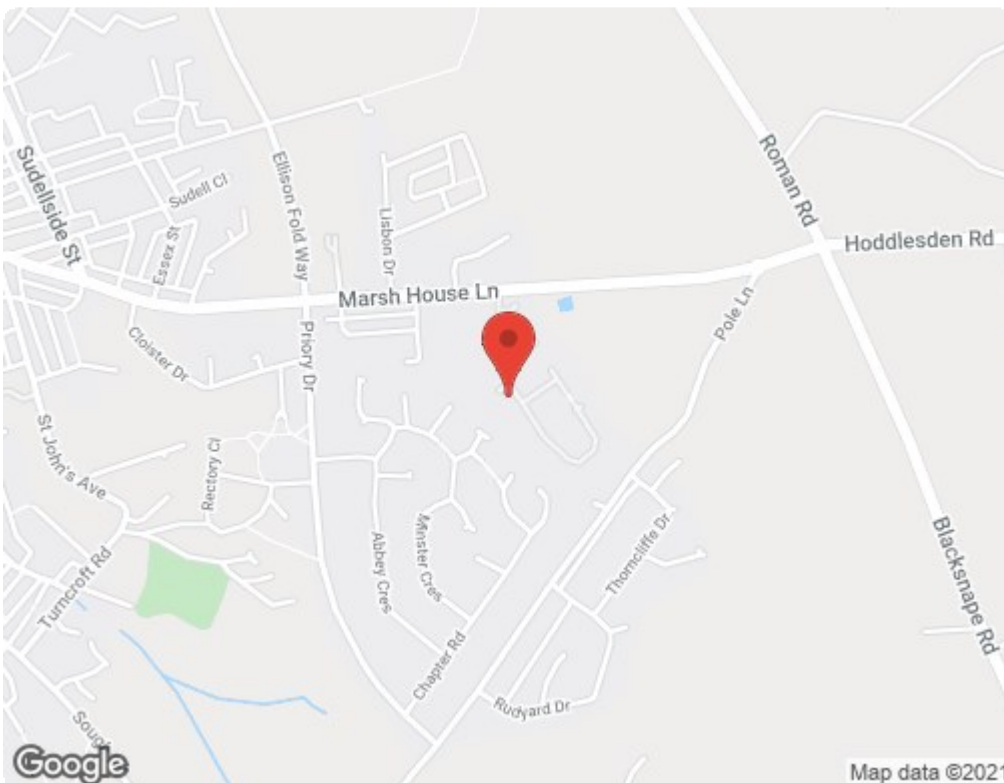
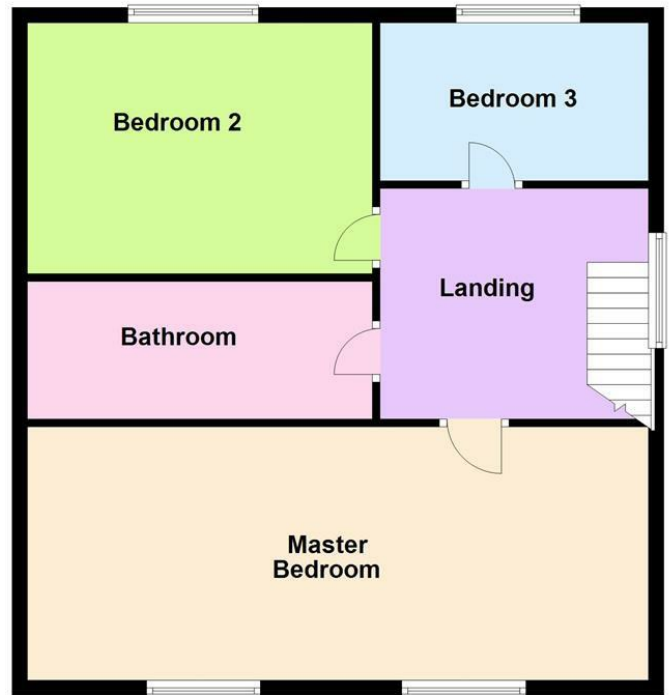
Laid to lawn garden enclosed with fencing, access to the detached garage.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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England & Wales		EU Directive 2002/91/EC