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ESTATE AGENTS



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Blackcap Close, Darwen

Nestled in the charming Blackcap Close, Darwen, this stunning new build property is a true gem waiting to be discovered. As you step inside, you are greeted by a spacious living room, perfect for relaxing with loved ones. The open-plan kitchen and dining area offer a seamless flow, ideal for entertaining guests or enjoying family meals.

Boasting four generously sized bedrooms, this detached house provides ample space for a growing family or those in need of a home office. The high-quality fixtures and contemporary design throughout the property exude elegance, while the neutral tones create a calming atmosphere. The master bedroom features an en-suite for added convenience, while a family bathroom caters to the needs of all residents and guests. With 1,765 sq ft of living space, there is room for everyone to find their own sanctuary within this modern abode.

Outside, a beautifully maintained garden offers a tranquil retreat for outdoor gatherings or simply unwinding after a long day. The double driveway and integral garage provide parking for multiple vehicles, ensuring both convenience and security for homeowners.

Situated within a private residential development, this property enjoys close proximity to a variety of amenities, including convenience stores, cafes, beauty salons, and shops. Well-regarded schools are nearby, and commuters will appreciate the excellent network links and bus routes to Darwen, Bolton, and Blackburn.

- Executive Detached Family Home
- Utility & Separate WC
- Driveway & Integral, Single Garage With EV Charging Port
- Four Double Bedrooms
- En-Suite To The Master Bedroom
- Council Tax Band D
- Open Plan Kitchen & Dining Room
- Large Rear Garden
- Freehold

Offers in the region of £344,950

Blackcap Close, Darwen

Ground Floor

Entrance Hallway

14'4" x 3'3" (4.37m x 1.01m)

Composite front door, ceiling light fitting, central heating radiator, smoke alarm, doors to living room, open plan kitchen and dining room, integral single garage, stairs to first floor landing, marble tiled flooring.

Living Room

19'1" x 10'9" (5.83m x 3.28m)

Two UPVC double glazed windows, feature ceiling light fitting, two central heating radiators, television point with wall mounted bracket, carpeted flooring.

Kitchen/ Dining Room

21'4" x 9'10" (6.52m x 3.02m)

Two uPVC double glazed windows, uPVC double glazed Patio doors to rear garden, a range of matte grey wall and base units with contrasting worktops, inset one and a half sink and drainer with mixer tap, built in 'Bosch' four ring induction hob and stainless steel splashback and extractor hood, 'Neff' electric double oven and grill in eye level unit, integrated 'Neff' fridge freezer, integrated 'Neff' dishwasher, breakfast bar with space for two stools, space for dining set, ceiling spotlights, ceiling light fitting, central heating radiator, extractor fan, doors to the utility and storage cupboard, marble tiled flooring.

Utility

6'8" x 4'8" (2.04m x 1.43m)

UPVC partially double glazed frosted door to side of property, wood effect worktops with under counter space for washing machine and dryer, grey gloss wall units, ceiling light fitting, central heating radiator, door to WC, marble tiled flooring.

WC

6'8" x 4'8" (2.04m x 1.43m)

UPVC double glazed frosted window, a two piece comprising of: a low level, close coupled WC, full pedestal wash basin with mixer tap and tiled elevation, ceiling light fitting, central heating radiator, marble tiled flooring.

Garage

16'0" x 8'8" (4.88m x 2.65m)

Integral single garage with electric remote controlled roller door, access internally from hallway, ceiling light fitting, power points, EV charging port to the front, external, Solar Power storage batteries.

First Floor

Landing

12'9" x 2'11" by 11'3" x 3'1" (3.91m x 0.89m by 3.43m x 0.96m)

UPVC double glazed frosted window, two ceiling light fittings, central heating radiator, smoke alarm, loft access via hatch, doors to four double bedrooms, a three piece bathroom suite and storage cupboard, carpeted flooring.

Master Bedroom

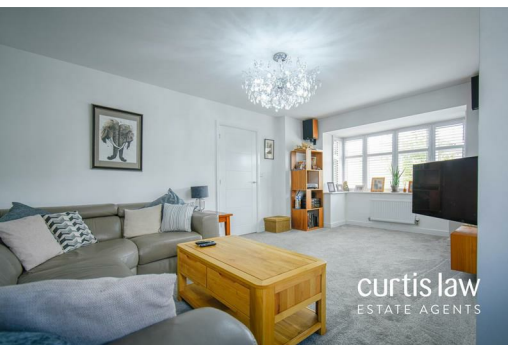
15'1" x 11'5" (4.60m x 3.49m)

UPVC double glazed window, ceiling light fitting, central heating radiator, two sets of double doors to built in wardrobes, further door to en-suite shower room, carpeted flooring.

En-Suite

8'7" x 5'8" (2.63m x 1.73m)

UPVC double glazed frosted window, a three piece shower room comprising of: a close coupled, dual flush WC, full pedestal wash basin with mixer tap, fully enclosed shower cubicle with waterfall effect showerhead, part tiled elevations, ceiling light fitting, central heating radiator, extractor fan, marble tiled flooring.



Bedroom Two

10'10" x 10'5" (3.32m x 3.18m)

Two uPVC double glazed windows, ceiling light fitting, central heating radiator, double doors to built in wardrobe, carpeted flooring.

Bedroom Three

10'8" x 8'0" (3.26m x 2.45m)

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

Bedroom Four

10'5" x 9'4" (3.20m x 2.86m)

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

Bathroom

6'3" x 5'6" (1.91m x 1.69m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a low level, close coupled WC, full pedestal wash basin with mixer tap, panel bath with overhead waterfall effect shower, part tiled elevations, ceiling light fitting, central heating radiator, extractor fan, marble tiled flooring.

External

Front

Double driveway, access to integral garage via up and over door, EV charging port, wraparound laid to lawn gardens.

Rear

Large and enclosed garden with a porcelain tiled patio area and lawn, shed, path to side of property with gated access to front.

Agents Notes

Tenure: Freehold - management charge for maintenance: £154 per annum

Council Tax Band: D - Blackburn with Darwen

EPC: B

EV charging port

Solar Power storage batteries in the garage

Property Type: Detached

Property Construction: Brick built with tile roof

Water Supply: Mains - United Utilities

Electricity Supply: Octopus / Solar Panels

Sewerage: United Utilities

Heating: Heat pump air source

Broadband: Sky

Mobile Signal: Good

Parking: Double driveway

Building Safety: No issues

Restrictions: None

Rights & Easements: Sewerage Easements

Flood & Erosion Risks: None

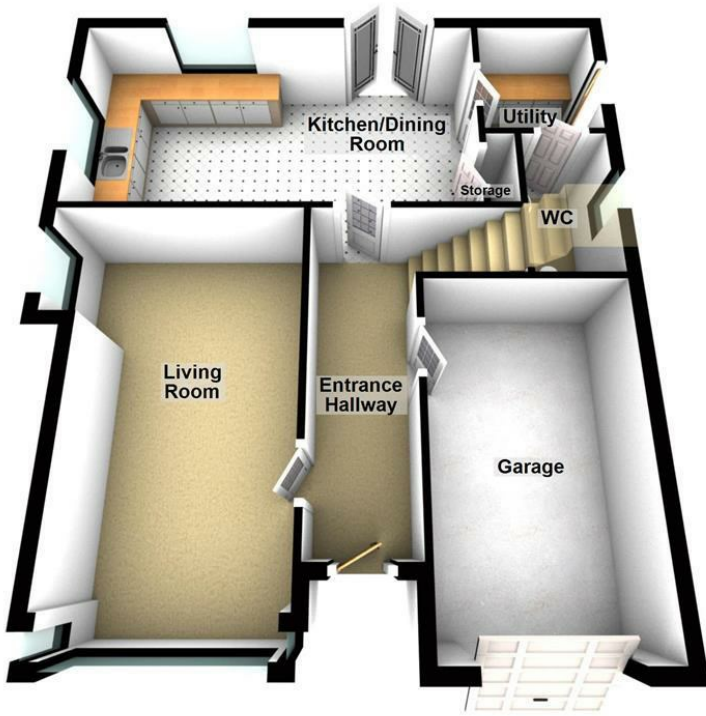
Planning Permissions & Development Proposals: None

Property Accessibility & Adaptions: None

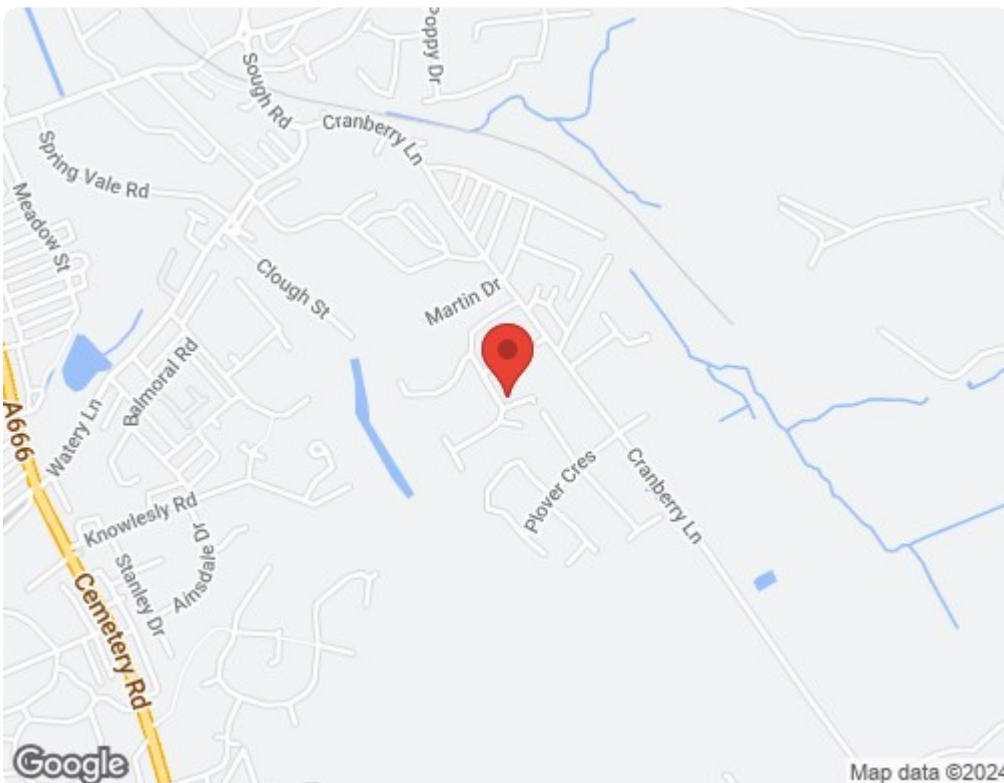
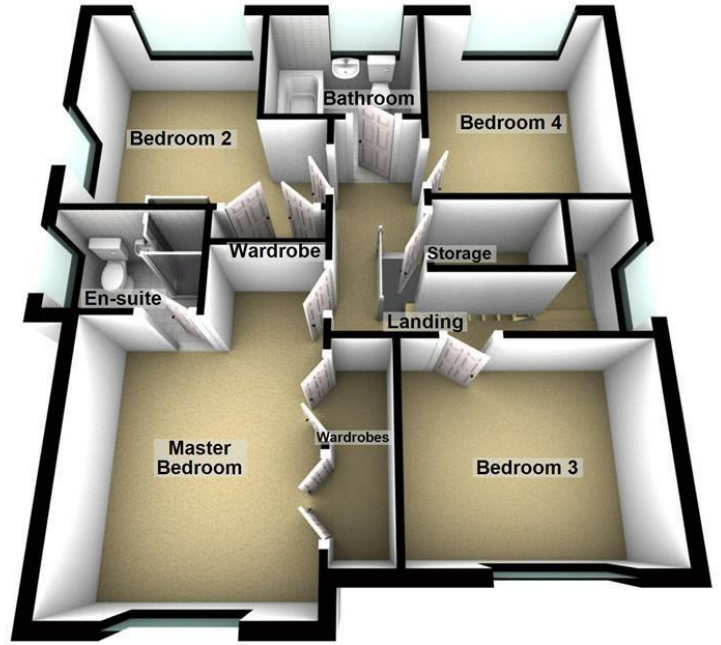
Coalfield & Mining Area: Unknown / possibly



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(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
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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