



Moorlands Court, Darwen
Offers Over £575,000

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House of the year contender! Situated on an exclusive private gated community, this beautiful detached home ticks every box needed for family life. The finish throughout is exquisite & is a real credit to its current owners.

The property comprises, welcoming entrance hall leading through to an open plan family room, stylish kitchen, extended dining area, utility, WC & office. The living space is absolutely first class, with quality fixtures and fittings complemented by clever positions of windows allowing for lots of natural light. The kitchen comes kitted out with integrated appliances, notably full height fridge & freezer, hob with built in extractor, double oven & an instant boiling hot tap. From the hall there is also access to a double integral garage which has an electric front door & houses a new combi boiler which was installed in 2024. To the first floor accessible from a bespoke oak/glass staircase there is a spacious bright landing giving access to four double bedrooms, a four piece bathroom and a three piece master en-suite. All four bedrooms benefit from fitted wardrobes. There is access to a half boarded loft which has a drop down ladder & lighting.

Externally the property is extremely low maintenance, great for children to play as well as adults to sit out and enjoy 365 days of the year. The rear is south facing & has artificial turf with with raised timber beds running along the border. There is a wood built pergola to the back with feature lighting along with a water feature & external speakers. There are also two outdoor taps, one hot & one cold. As the pictures show, the rear has a fabulous view overlooking private fields. To the front there is a generous sized driveway alongside a lawn garden.

Moorlands Court is a luxury development off Spring Meadows, with an electric gated private entrance. Its located within 1 mile of Darwen town centre where you will find a range of bars & restaurants along with a thriving local market. For those that like walking, there is direct access into Blacksnape fields leading up towards Huddlesden. For those needing schools, there are plenty to cater all age brackets within close proximity.

OUR THOUGHTS - *'If you are looking for wow factor this comes in bucket loads. 10/10 from us!'*





Hall

Kitchen
14'5" x 9'0"

Lounge/Family Area
17'0" x 11'4"

Kitchen & Family Area Total
31'10" x 14'5"

Dining Area
11'10" x 9'8"

Utility
6'4" x 5'10"

Ground Floor WC
6'5" x 2'9"

Office
9'1" x 8'5"

Double Garage
17'5" x 15'9"

Bedroom One
15'9" x 11'8"



En-Suite
8'4" x 4'7"

Bedroom Two
14'6" x 10'3"

Bedroom Three
11'5" x 9'4"

Bedroom Four
11'11" x 10'9"

Bathroom
10'5" x 9'2"

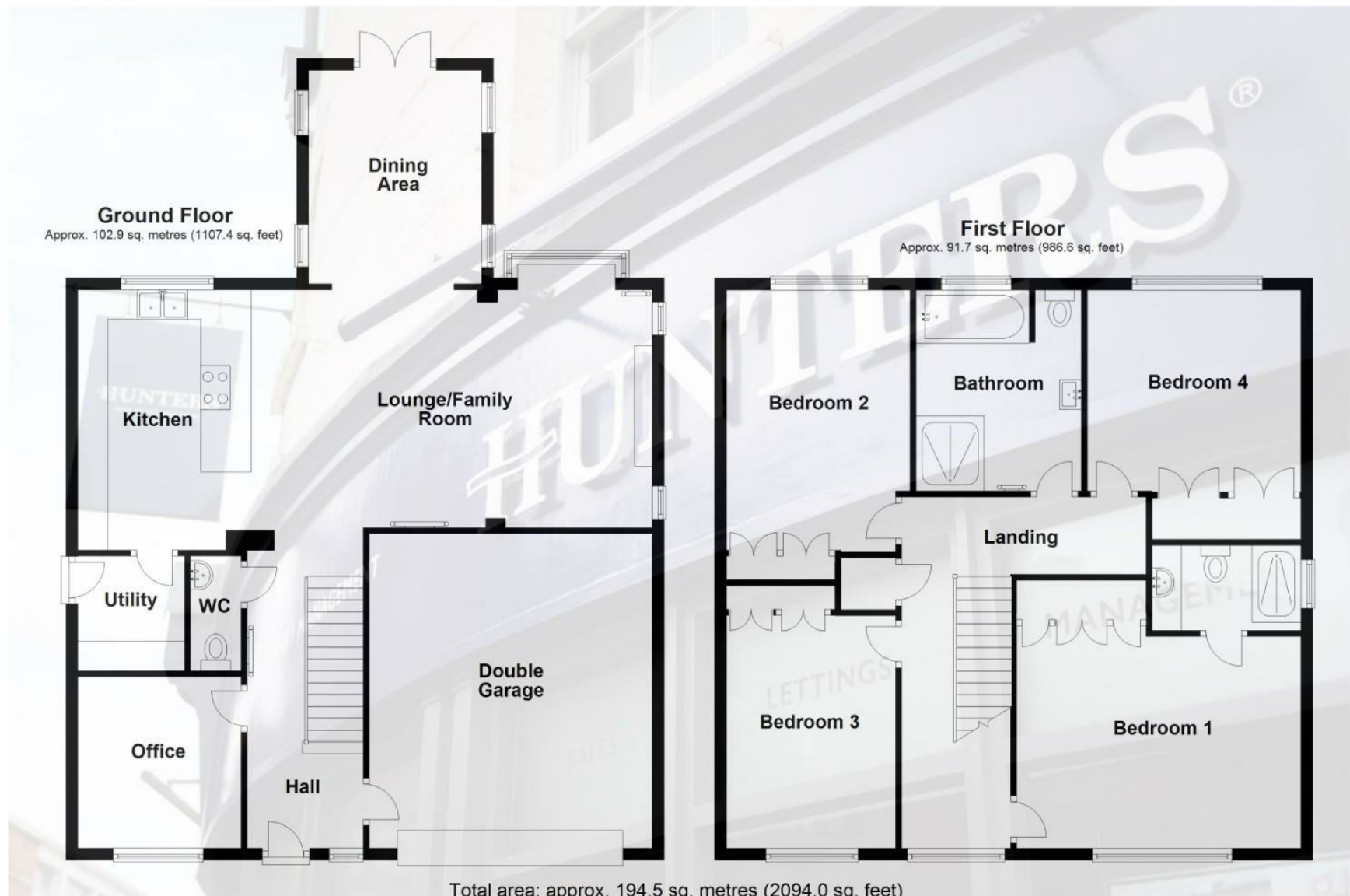




DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
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