



## Hillside Gardens

- Bespoke Renovated Detached Home
- Spacious Lounge With Media Wall
- Office & Gym/Garage
- Landscaped Gardens With Glass/Composite Patio
- Fully Renovated Throughout
- Open Plan Kitchen & Family Room
- Glass Balcony Linking Kitchen & Lounge
- Four Double Bedrooms & Master En-Suite/Walk in Wardrobe
- Fabulous Plot With Stunning Views
- NO CHAIN

**£495,000**





# Hillside Gardens, , Darwen, BB3 2NJ

## DESCRIPTION

WOW! This stunning detached home has just undergone a full program of renovation, creating an unbelievable family home with incredible views. The property sits in a commanding position on the estate providing a superb vantage point. Don't be fooled by your first glance at the front, what appears to be a modest home opens up to over 2500 sq feet of living space with the design of the property focused to the rear to capture the elevated position.

The property has an upside down layout, with the living space on the top floor & bedrooms to the bottom. It comprises, welcoming entrance hall, open plan dining kitchen/family room, utility, front office, spacious lounge with media wall, gym/garage and WC. The kitchen & the lounge are linked effortlessly through a composite & glass balcony, a beautiful spot to sit out & enjoy the unobstructed views. The kitchen comes equipped with many fabulous features including, Quartz worktops, instant hot top along with American Fridge Freezer. To the ground floor there is a bright hallway giving access to four double bedrooms, master walk in wardrobe with en-suite shower room & a luxury four piece family bathroom. The entire house has been renovated & transformed into a special home, with high quality fixtures throughout. It also benefits from a security alarm system.

Externally to the rear there is a landscaped garden created for those wanting low maintenance and a place to sit out and enjoy the summer months. There is a raised composite patio with a beautiful glass balcony border (photos soon to follow - glass is currently on order) which is accessible through patio doors from both the ground floor hallway & the master bedroom. Steps drop down off either side onto grey flagged patio which runs round both sides of the property. To the front there is a landscaped patio area with a double driveway. There is external lighting to both the front & rear with spotlights & there is outside lighting off the upper balcony allowing people to sit out whatever time of day/night.

Hillside Gardens is a quiet small cul-de-sac located close to Whitehall. It offers great access to local schools and nurseries along with easy access into Darwen centre. There are plenty of fantastic walking routes close by as well as day to day amenities for everyday life.

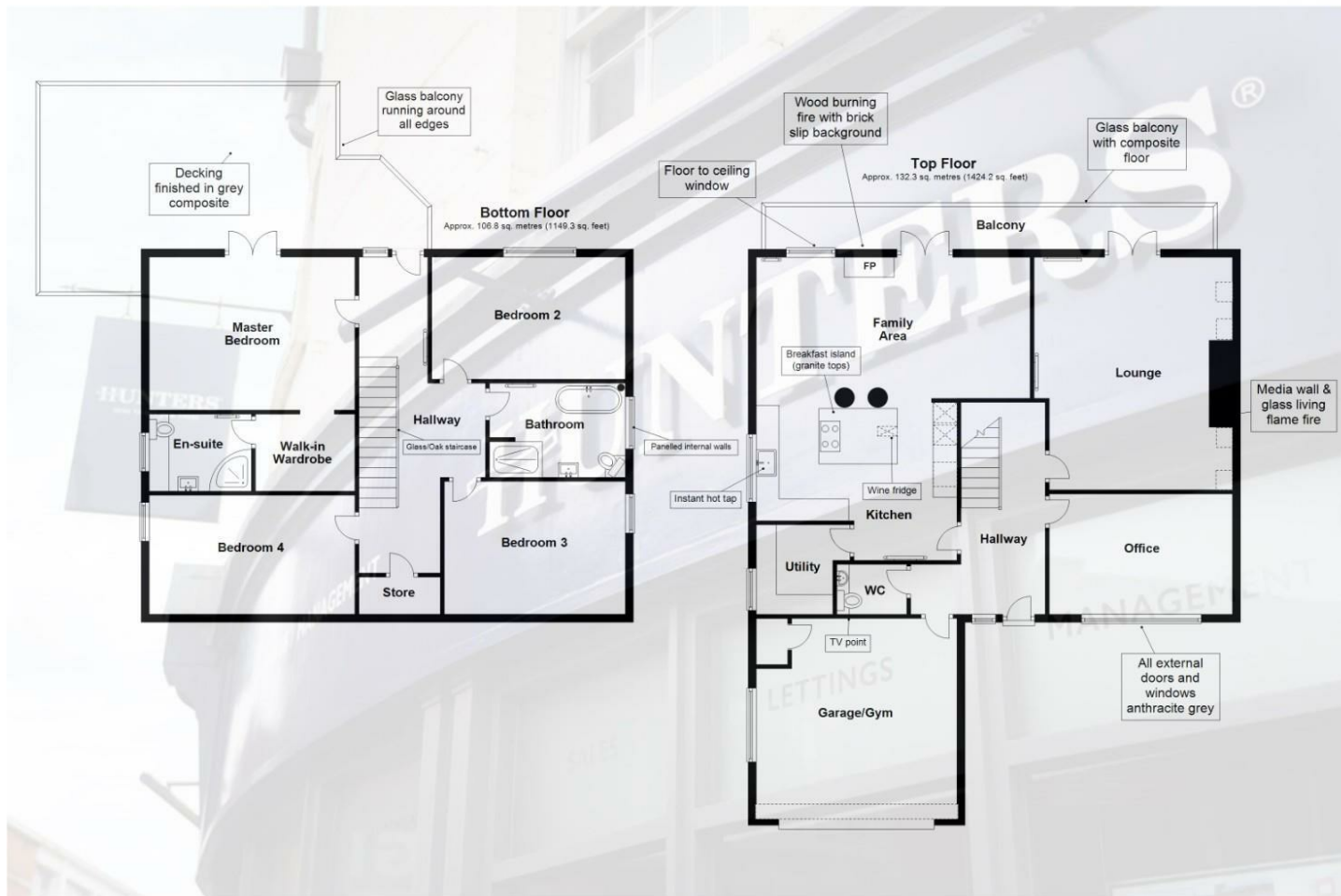
OUR THOUGHTS - 'If you want a high quality exclusive home this is tailored made for you. With no onward chain we can move quickly on this one as well'

NOTE - Employee's of Hunters have a connected interest in this property.









Total area: approx. 239.1 sq. metres (2573.5 sq. feet)  
This floor plan is owned by Hunters Estate Agent and must not be copied or edited.  
 Plan produced using PlanUp.

### Viewings

Please contact [darwen@hunters.com](mailto:darwen@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

