



**HUNTERS®**  
HERE TO GET *you* THERE



## SUNNYMERE DRIVE, DARWEN

£410,000



Hunters are delighted to present this executive detached home, located in a commanding position in Sunnyhurst this offers an excellent opportunity for growing families.

Built over 2,252 sq ft, the accommodation briefly comprises; vestibule, entrance hall, front lounge, open plan kitchen/diner, 2nd lounge, utility room and ground floor WC. From the 2nd lounge there is access to an integral garage. To the first floor there is a bright landing giving access to four double bedrooms, master en-suite & a four piece bathroom. Externally the house comes with fantastic garden space. Out back there is a tiered garden with a mixture of lawn and flagged patio. There is also a wood build hot tub shed. To the front there is a double block paved driveway alongside a lawn garden. Notable extras that come with the house include electric solar panels and an electric car charging point.

The house is situated on an exclusive cul-de-sac in the heart of Sunnyhurst, probably Darwen's most sought after location. There are beautiful walking routes on its doorstep along with easy access roads into Darwen centre along with motorway links.

**OUR THOUGHTS** - *'Growing families will do well to find something as big and as well placed as this'*



## KEY FEATURES

- Excellent Sized Detached
- Sunnyhurst Location
- 4 Double Bedrooms
- Open Plan Dining Kitchen
- Two Lounge Rooms
  - Utility & WC
- Excellent Garden Space
- Double Driveway & Garage
- Excellent Views To The Rear
  - £199 Per Sq Ft



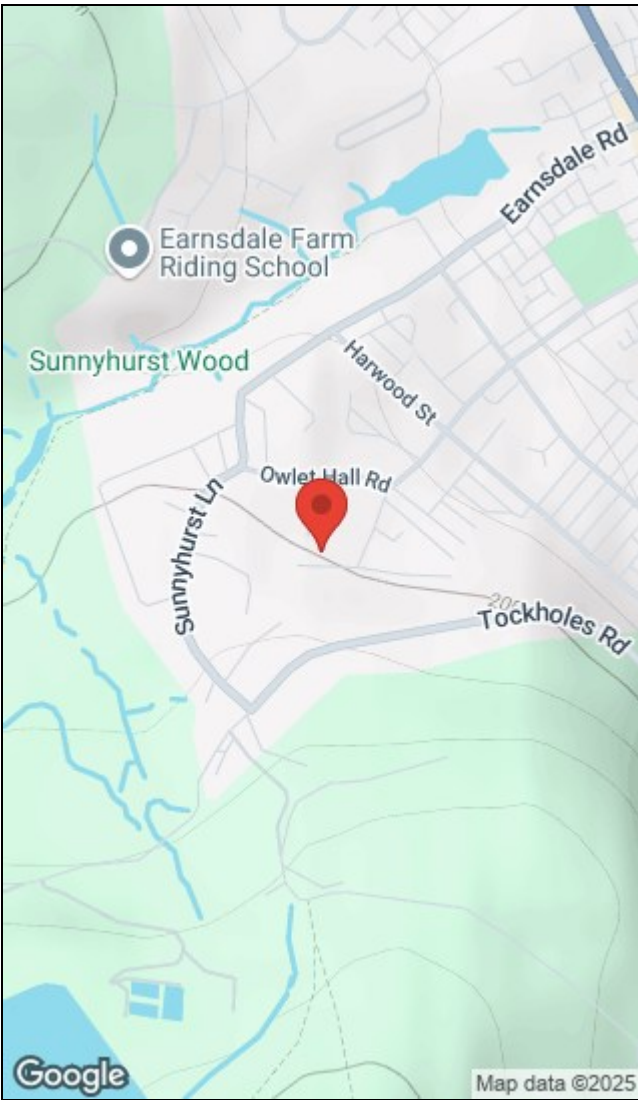
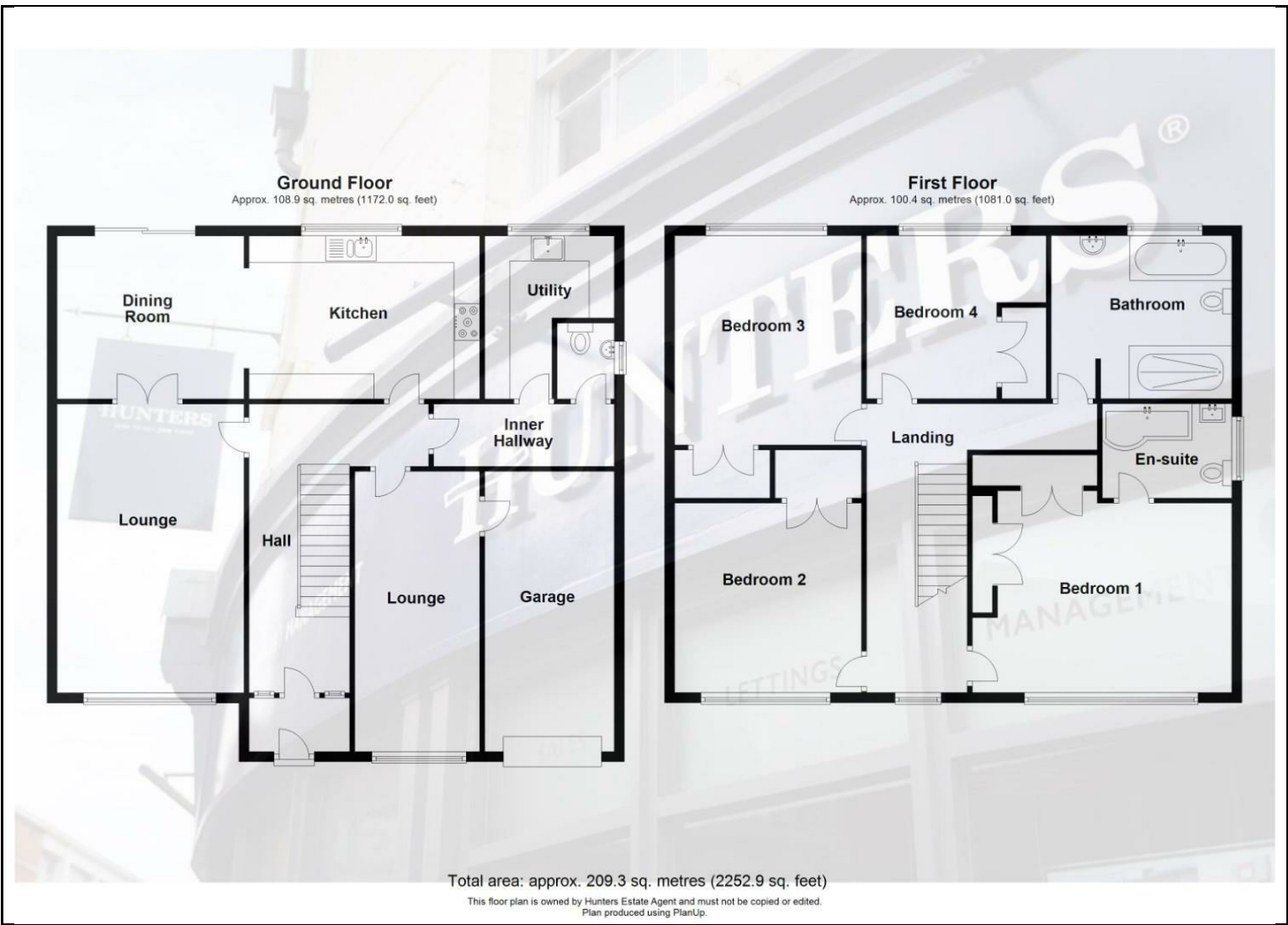












Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>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

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