



St Albans Road, , Darwen, BB3 0HS

- Brand New Semi Detached
- Family Bathroom & En-Suite Bathroom
- Utility Room & Ground Floor Toilet
- High Spec Fixtures & Fittings
- No Chain
- Three Excellent Sized Bedrooms
- Kitchen With Island & Bi-Folds
- Lounge With Media Wall
- Very Impressive Finish Throughout
- EPC Rating A

£325,000



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DESCRIPTION

Introducing Holly House, a stunning brand-new build semi-detached home on the ever-popular St Albans Road in Darwen. Offered with no chain, it's has been designed and finished to the highest specification throughout, combining modern style with everyday practicality.

Boasting an outstanding EPC Rating A thanks to its eco-friendly solar panels, the property offers exceptional energy efficiency and future-proof living.

The ground floor comprises a welcoming vestibule leading into a bright lounge with a stylish media wall and bay window, while to the rear lies a spacious dining kitchen complete with a central island, luxury fitted appliances and access to the garden through bi-folding doors. A separate utility room, ground floor WC and integral garage further enhance the practicality of the layout. Upstairs, the property features a bright landing giving access to three generously sized bedrooms (2 with premium wardrobes) a luxury family bathroom, and a master suite with its own private en-suite bathroom.

Notable extras include - electric car charging point, kinetic lighting system, USB fast charging type A and C double sockets, remote control garage front door.

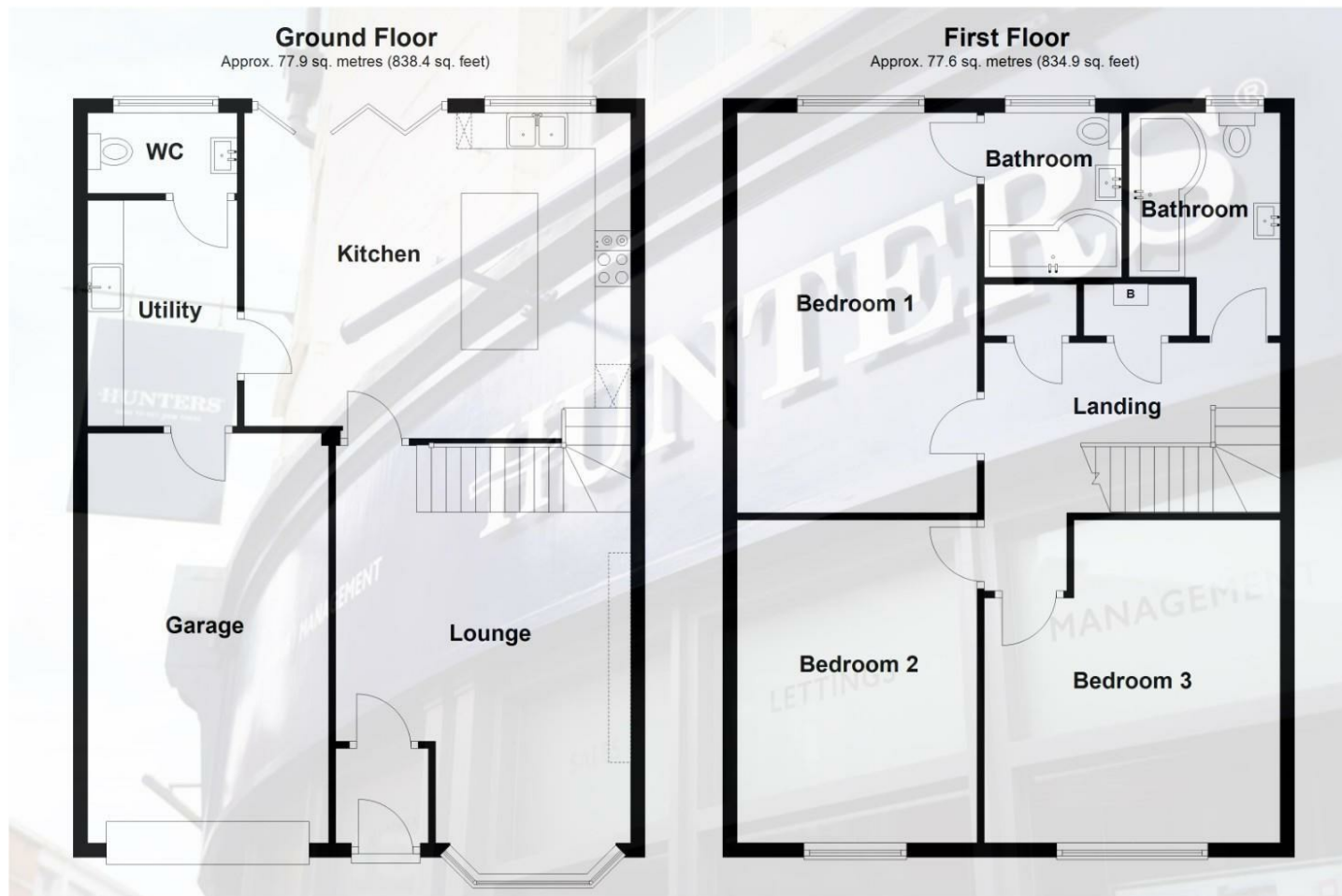
Externally there is a great sized rear garden with a mixture of lawn and flagged patio which is fenced off completely for privacy. To the front there is adequate parking for multiple vehicles on a shared driveway which has its own private entrance exclusive to the 2 properties.

The property is situated in the sought after Lynwood area and occupies a good position with pleasant outlook to the front. Conveniently located for access to nearby amenities including a variety of shops, the nearby picturesque woods and the highly regarded Avondale Primary School.

OUR THOUGHTS - 'This is a rare opportunity to buy a contemporary new-build home in a sought-after area. Holly House offers spacious living, cutting-edge efficiency and a premium specification, making it the perfect choice for modern living'







Viewings

Please contact 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) A	99	99
(81-91) B		
(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	

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.