



Hoddlesden Road

Darwen, BB3 3LR

£550,000



Welcome to Mondeor. With expansive rural views on a large, elevated plot, this custom-built roomy residence of approximately 3,300 sq ft offers its new owners so much opportunity and potential! Found in pristine condition throughout, the beautiful home boasts four great double bedrooms, two spacious bathrooms, four reception rooms, a large kitchen, utility, guest WC, an imposing hallway with gallery landing, plus a fantastic extension which adds a huge amount of floorspace to the property, provides tremendous potential, and is suitable for a variety of uses.

The large extension was previously used commercially as a successful children's nursery, and of course could continue operating as a successful children's nursery if the lucky new owners wished to do so. Alternatively, this great flexible space could be used for a whole host of different business types, from office space to a studio, to a clinic, the list goes on.



Living Space

Pop your car on the substantial drive, step outside and breathe in that fresh countryside air! The rural views across the front give you that welcome calm feeling which the countryside never fails to do. Stroll inside and the beautiful wood staircase and gallery landing gives you the first glimpse of this property's imposing nature, where grand proportions are evident throughout.

Each of the four reception rooms and kitchen are interconnected which creates a lovely flow to the downstairs space. The living room sits immediately to the left of the hallway where more expansive views can be appreciated, and the central gas fire adds a traditional touch, complementing the soft tone of the thick carpet felt underfoot.

From the living room, double doors open onto the dining room which aptly flows through into the kitchen. Like every other aspect of this home the kitchen is found in superb condition and benefits from a very generous footprint with plenty of storage, and integrated appliances include an electric oven and gas hob with extractor. And a handy breakfast bar which seats four or five people will be perfect for informal dining or socialising with family and friends.

Elsewhere downstairs, to the right-hand side of the hallway sits the two other versatile reception rooms, plus the utility and guest WC.

Tremendous Potential

In addition to the already large home, the property comes with the benefit of a large extension that could be used in so many ways... As well as its commercial potential, the space on offer here could otherwise be converted into residential use, perhaps a home cinema, bar, or games room? Or a home gym and leisure suite.

There is also the scope to further extend above the ground floor extension (subject to planning) should you want to create an even bigger property. Currently, the extension aspect briefly comprises a separate entrance and hall, two huge versatile rooms, and two additional WC/cloak facilities.

Bedrooms & Bathrooms

Back into the main residence and up the beautiful staircase... The master bedroom is the largest of the four and comes complete with a hidden three-piece bath en-suite and hidden walk-in wardrobe, plus plenty of fitted wardrobe space and complementary dresser. The three other double bedrooms are all very generous in size and benefit from contemporary fitted furniture/storage space – one of the bedrooms is kitted out as a trendy home office!

The main bathroom is one of large dimensions too, so much so that it could be split into two, to create an en-suite in one of the other bedrooms. The current four-piece suite features a modern freestanding bathtub, large walk-in shower, wash basin and WC.

Outside Space

It can certainly be said that Mondeor offers a great amount of space, both inside and out... Externally the property benefits from a front lawn and large driveway space to accommodate around 4 cars. The front path wraps around the left-hand side of the home, passing via a bin store tucked away neat and tidy, before opening up to the abundance of garden space at the back. The large rear garden features a lawn, summer house and children's play area, and poured rubber flooring owing to its prior use as a children's nursery.

Semi-Rural Living & Plentiful Amenities

Mondeor is perfect if you are looking for a rural village lifestyle with the added benefit of having plentiful amenities just short drive away... Perched in Hoddlesden village, with Blackburn and Darwen to the north and the village of Edgworth and Bolton town to the south, you are only a quick trip in the car from everything you would ever need!

Plus, the award-winning Moorview Equestrian Centre is just a hop skip and a jump away which is more than handy if you require equestrian facilities. And the West Pennine Moors are on your doorstep, offering gorgeous countryside for walking, running, cycling, and sailing.

Services & Specifics

We are advised:

The property is Freehold.

The property tax band is E.

The property has an EPC rating of 75 - C.

The property is heated via gas central heating with a Worcester boiler and hot water tank system. The boiler is located in the annex and the tank in an airing cupboard on the landing.

The property's services are all connected to mains.

The property was built in 1990.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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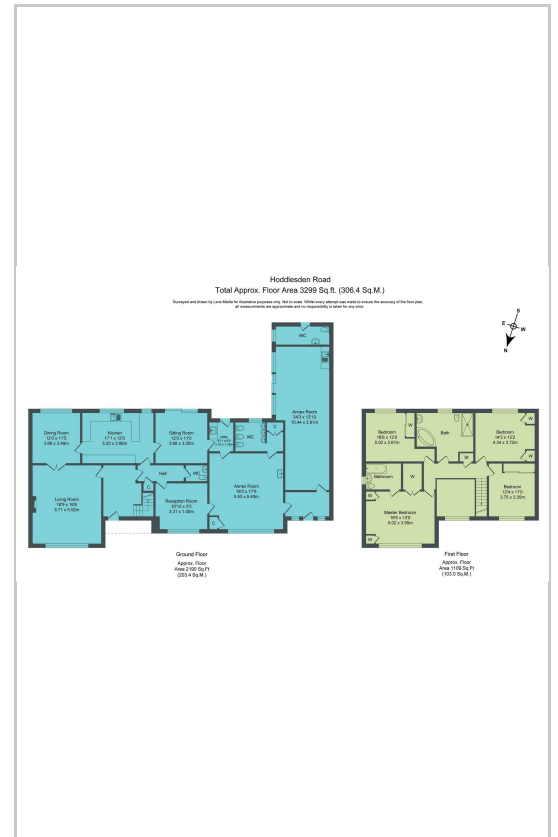
Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.

t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk

Area Map



Floor Plans



Energy Efficiency Graph

