



## Victoria Gardens

Darwen, BB3 3PA

Prices from £499,950



A rare opportunity to purchase an executive stone built detached house on a new gated development... This exclusive development is located in a semi-rural yet convenient location with lovely countryside views and easy access to the motorway network via the M65, in addition to Huddlesden Village and surrounding Darwen & Blackburn with a wide variety of amenities, schools, and transport links.

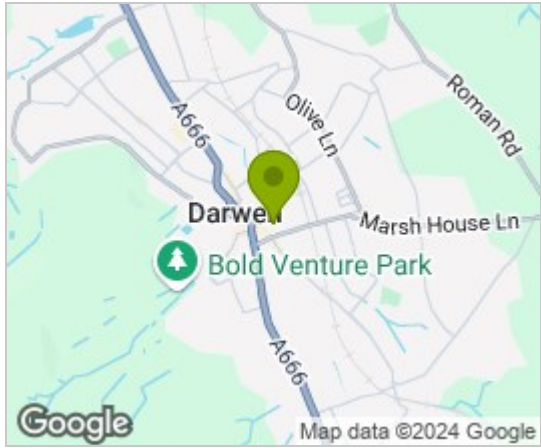
Built to a high standard and benefitting from a 10 year build warranty the accommodation briefly comprises of a spacious entrance hall with staircase leading to the first and second floor, downstairs WC, large lounge and impressive open plan living area with fitted German Kitchen, dining area and family room. On the ground floor there is also the benefit of a utility room with an internal door leading to the garage.

On the first floor are three of the five bedrooms, where the master benefits from a walk in wardrobe and en-suite, and the second bedroom benefits from a three-piece shower en-suite too. Also on the first floor is the family bathroom which like the rest of the house is finished to stylish modern standards with fully tiled walls and floor.

On the second floor are two more bedrooms and a spacious three-piece shower room, in addition to an additional reception room which is ideal as a media or games room, ideal for the kids!



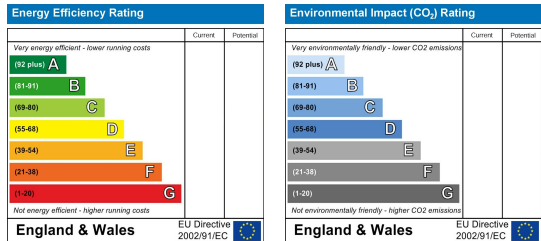
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.

**Claves.**

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