



## Spring Meadows

Darwen, BB3 3JS

**Offers over £380,000**



Located on the established, quiet, and desirable development of Spring Meadows in Darwen, this detached four-bedroom property is a generous family home and is presented in excellent condition to modern standards throughout. This convenient location benefits from a good selection of nearby amenities while having plentiful countryside on your doorstep.

A brief summary of the accommodation includes a spacious central hallway, lounge, open plan kitchen and dining area, utility room, storage room, study, cloak/WC, plus four bedrooms with an ensuite to the master and a main family bathroom. Externally the property benefits from a private drive and front lawn, in addition to a substantial good sized private garden to the rear.



### The Living Space

The home welcomes you into a central hallway connecting the downstairs living space in a traditional layout. To the left a large lounge spans the full depth of the home affording a great size, and natural light streams in from both ends making it fresh, bright and airy, while the French doors onto the back garden make it suitable for that attractive indoor-outdoor lifestyle during warmer summer days. In the lounge an exposed brick chimney breast with gas powered, log-burner-style stove adds character to the otherwise contemporary style, and the lounge gives the first glimpse of the excellent condition throughout.

To the rear, the open plan kitchen and dining area benefits from electric underfloor heating with a wood effect tiled floor, and continues the bright and airy feel, with an orangery style aspect for which the current owners use as the dining area. This open plan space is versatile and could perhaps be suitable for use as a family room with a small sofa. The kitchen is presented to high quality, contemporary standards with granite worktop and traditional design, featuring a range of appliances comprising a Rangemaster cooker, fridge, plus a Belfast sink and feature Perrin & Rowe taps which complement the traditional design. And further practicality is added via the utility room...

The current owners have converted what was originally the attached garage to a spacious utility room and handy storage room – perfect for family life and muddy paws after strolls in the surrounding countryside. The utility has plumbing for the washer/dryer, in addition to further storage space. Adding more practicality and situated at the front of the home is a study, and cloak/WC – not dissimilar to the rest of the living space both are presented in excellent condition to modern standards.

### The Bedrooms & Bathrooms

Upstairs a large landing invites you to the four bedrooms and family bathroom. The master bedroom features a range of fitted furniture including wardrobes, overhead storage and dressing table, plus a three-piece modern suite comprising walk-in corner shower, wash basin and WC. Each of the other three bedrooms are well proportioned for family life, with the second bedroom benefitting from fitted wardrobes too. And the family bathroom is stylish with a traditional feel, featuring a freestanding Victorian style bathtub with matching wash basin and WC, in addition to a Victorian style radiator/heated towel rail.

### The Outside Space

In addition to the drive with EV charging point and front lawn, there's a private garden to the rear with substantial lawn offering a safe space for the kids to play, and a patio area for the adults to enjoy some social time in the summer sun. Included within the property boundary is also a banking which provides potential for landscaping if desired.

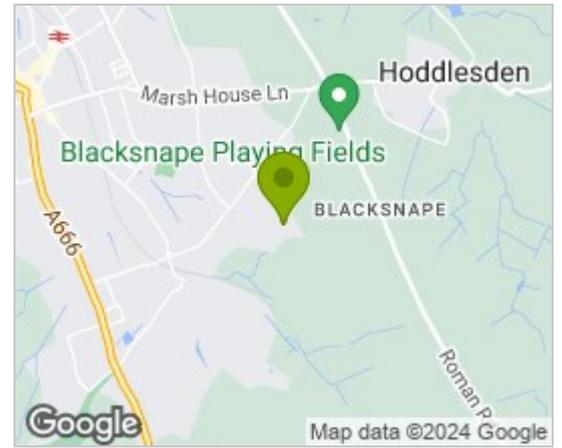
### The Location

Spring Meadows is a quiet and desirable location on the fringe of the countryside in Darwen, where detached homes sit on generous plots – a great family location indeed. The amenities of Darwen and nearby country villages are within a short drive, including country pubs aplenty, as well as independent shops, supermarkets and restaurants. A range of good schooling is found nearby in both Darwen and the neighbouring towns of Blackburn and Bolton. And for the lovers of the great outdoors scenic country walks are aplenty too! As well as a variety of other outdoor activities in the neighbouring West Pennine countryside, including cycling, golf, sailing and equestrian facilities. For the commuters, access to the national motorway network is relatively quick and easy via junctions 4 and 5 of the M65, and Darwen train station provides both routes to the north, and Manchester to the south.

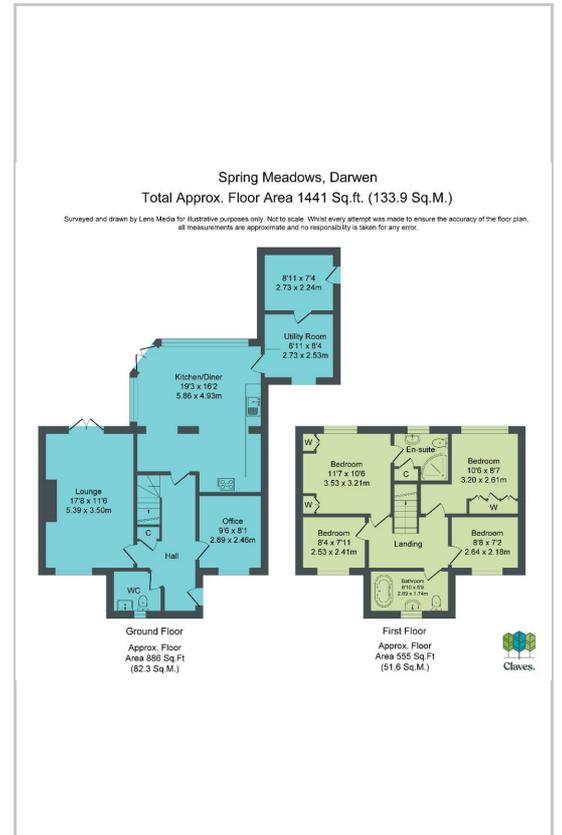
### The Specifics

Tax band: D  
 Tenure: Leasehold  
 Ground rent: Nil/Peppercorn  
 Lease length: 999 years from 1997, so 972 years remain as of 2024.  
 There is gas central heating with an Ideal boiler located in the kitchen.  
 The loft is part boarded.

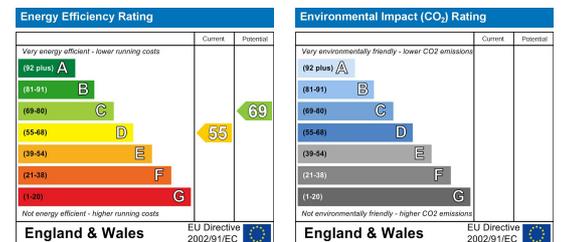
### Area Map



### Floor Plans



### Energy Efficiency Graph



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