



Plover Crescent

Darwen, BB3 2FP

£310,000



Situated in the sought after residential area of Cranberry in Darwen, this four-bedroom detached property is an ideal family home where you can simply move in, unpack and enjoy. Both the spacious interiors and landscaped exteriors are found in immaculate condition owing to the property being just a few years old, and the location is highly convenient while benefitting from countryside walks on your doorstep.

A brief summary of this modern family home includes a front lounge, kitchen-diner, utility, cloak/WC, integral garage, four bedrooms with an en-suite to the master, and a family bathroom. Externally the property benefits from a private drive and lawn to the front, and generous landscaped garden to the rear.



The Living Space

The front lounge is a generous size well suited for family life, with contemporary neutral décor allowing you to move in without lifting a finger, and the big bay window in the front lounge adds to the stylish design while pouring in plenty of natural light.

Through to the rear of the home and the fresh and airy feel continues in the kitchen-diner which is a fantastic social space, both for everyday life and when hosting family and friends. The oak-effect herringbone-style flooring complements the kitchen perfectly, where modern cabinetry adds a contrast to the tiled splashbacks and worktop. Integrated appliances here include an oven, grill, five-plate gas hob with extractor, dishwasher, fridge-freezer, and stainless steel sink with drainer and mixer tap.

Adding to the practicality of family life, adjacent to the kitchen is the utility which includes plumbing for the washer/dryer, additional worktop space, plus the downstairs cloak/WC, featuring a unique design and the contemporary décor.

The Bedrooms & Bathrooms

The master bedroom is a good sized double with more lovely views of the rolling green hills and Darwen tower, plus features integrated wardrobes and a three-piece en-suite with walk-in shower with tiled surrounds, wash basin and toilet. Like the master, the three other bedrooms are all well presented to modern standards in excellent condition, and the family bathroom features stylish textured tiling to the walls, and a three piece-suite comprising bath with shower, wash basin and toilet.

The Outside Space

In addition to the front lawn, double drive and integral garage, the low maintenance landscaped garden to the rear provides a safe space for the kids to play and a lovely setting for chilling out and socialising in the summer sun. Owing to the large patio and decking area, the garden is very low maintenance, though offers a splash of green with the lawn and raised beds.

The Location

The property is situated on a recent new build development just off Cranberry Lane in the sought-after residential area of Cranberry, Darwen. The convenience of nearby amenities allows this home to be practical for daily life, while being just a hop skip and jump from beautiful countryside and green spaces including Jacks Key reservoir and endless moorland walks - the best of both worlds.

Darwen offers a selection of amenities including supermarkets, pubs, bars, restaurants, leisure facilities and schooling options. And nearby transport links include Darwen train station with links to Manchester and Preston city centres, and Junction 4 of the M65 provides easy access to the national motorway network, plus the A666 leads to the neighbouring towns of Bolton and Blackburn.

The Specifics

The tax band is D.

The tenure is freehold.

The EPC rating is very good with a score of 83 / B.

There is gas central heating with a Worcester boiler located in the utility, connected to tank upstairs.

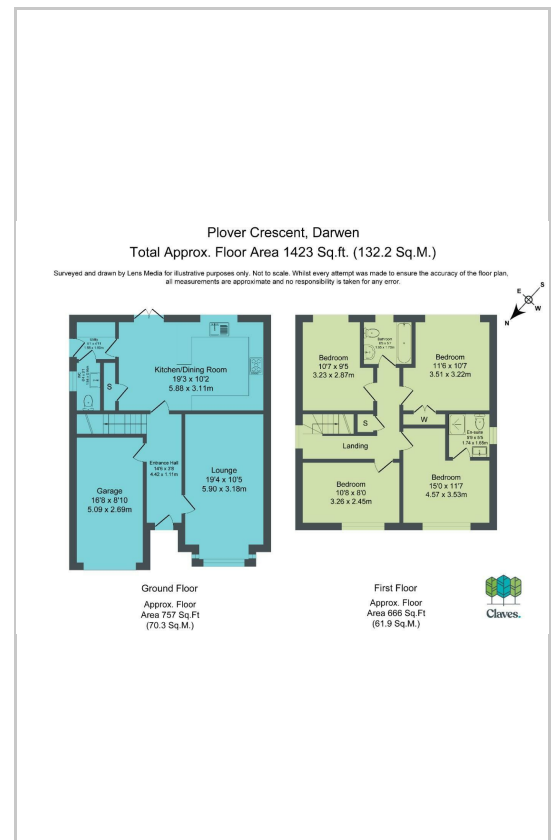
There is a HIVE thermostat installed.

The loft is half boarded with a pull down ladder.

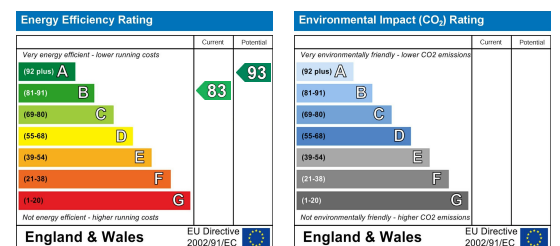
Area Map



Floor Plans



Energy Efficiency Graph



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