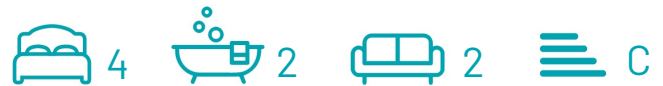




Moorlands Court

Darwen, BB3 3LQ

Offers over £525,000



Located in an exclusive gated development bordering open countryside in Darwen, this detached and recently renovated property is finished to stylish modern standards and is presented in immaculate condition throughout. There's an abundance of space and all the practical elements you would expect in a generous family home. A brief overview of the accommodation includes a large open aspect living space including kitchen, lounge and dining area, a utility, home office, downstairs WC, integral double garage, and upstairs are four double bedrooms with an en-suite to the master, and family bathroom. Externally the property features a large front drive and a landscaped south-facing garden overlooking open countryside to the rear.



Living Space

Step inside and you are welcomed by the fresh modern interiors of the hallway, with an oak and glass staircase and gallery landing, and Karndean wood style floor which looks brilliant against the fresh white walls, and invites you to the open plan living space...

The lounge is bright and airy owing to its bay window and feature windows either side of the modern media wall and fireplace with electric feature fire. Adjacent to the lounge is the kitchen which is equally modern and stylish but practical too! The large breakfast bar with seating for four makes it a great social space for both everyday life and when hosting family and friends, and integrated appliances include a full length fridge and freezer, double oven and combination microwave, four-plate induction hob with in-built extractor, and an instant boiling and cold water filter tap, plus plenty of storage! And situated off the open plan lounge and kitchen is an extension which is perfectly suited for dining, and features a vaulted ceiling and more of the long floor to ceiling windows that continue the bright and airy feel.

Adding further to the practicality of this property as a comprehensive family home, the utility provides another sink, more storage and plumbing for the washer and dryer, while to the front is the big double garage with electric door, home office, and a downstairs WC situated off the hallway.

Bedrooms & Bathrooms

Upstairs the spacious landing connects the four double bedrooms and family bathroom. Like the living space downstairs each of the bedrooms are finished to modern standards and presented in excellent condition.

The master sits at the front of the house with fitted wardrobes and a three-piece en-suite comprising walk-in shower, wash basin with integral storage unit, and WC. The three other bedrooms also benefit from fitted contemporary wardrobes, and the main bathroom is a fantastic size with a modern finish and four-piece suite including jacuzzi bath, walk-in shower, vanity basin with integral storage and WC.

Outside Space

In addition to the large drive suitable to accommodate four or five cars, the property has a large, landscaped garden to the rear which overlooks the neighbouring open countryside. Despite its generous size the garden is low maintenance owing to its artificial lawn and easy maintenance raised borders with shrubbery, while the feature lighting adds another contemporary touch. For the adults the decking area with pergola, water feature and bluetooth outdoor speakers provides a lovely spot for relaxing and outdoor dining, and the spacious artificial lawn offers a safe space for the kids to play year-round.

Location

Moorlands Court is a private gated development in a quiet and desirable location on the fringe of the countryside in Darwen, where detached homes sit on generous plots – a great family location.

The amenities of Darwen and nearby villages are within a short drive, including country pubs, 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.

For the lovers of the great outdoors scenic country walks are aplenty, 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.

Specifics

The tax band is E.

The tenure is leasehold.

The length of the lease is 999 years from 1st January 2005.

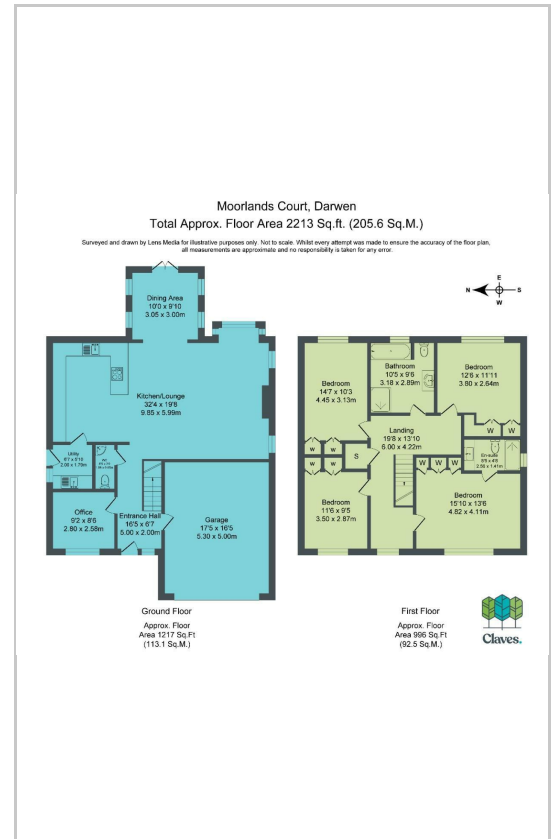
There is gas central heating with a Baxi boiler located in the garage, which we are advised was installed in March 2024.

The house is alarmed and has CCTV.

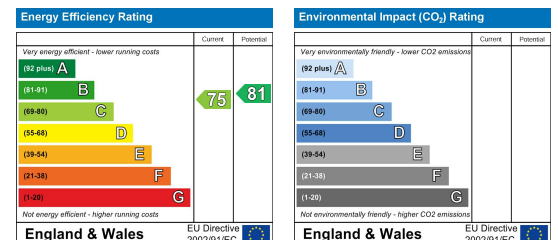
Area Map



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.

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