



## Key View

Darwen, BB3 2JG

£344,995



Situated in a quiet cul-de-sac yet well connected to amenities with an abundance of countryside on your doorstep, this detached four-bedroom property is a fantastic family home with a superb location to match. A brief overview of the accommodation includes an entrance hall with downstairs WC and storage closet, lounge, dining room, conservatory, and kitchen, while upstairs are four well proportioned bedrooms with an en-suite to the master, and family bathroom. Externally the plot is generous too with a drive to fit four cars, detached double garage, and a large, landscaped garden.





## Living Space

Located at the front of the house the lounge is presented in excellent condition to contemporary standards, with modern feature ceiling lighting and a modern fireplace with gas fire. From the lounge a pair of double doors leads into the dining room which also benefits from the stylish feature lighting, and through glass sliding doors opens further onto a spacious conservatory where you can enjoy that desirable indoor-outdoor living on warm summer days with the glass doors open to the patio.

The kitchen is a great size and features a central island which makes it a handy social space with breakfast bar seating while providing extra storage. Integrated appliances here include a range cooker with six-plate gas hob, double oven and grill, dishwasher, fridge, sink and drainer with mixer tap. And there's plumbing for the washer and dryer in the garage, which can easily be accessed via the side door in the kitchen.

## Bedrooms & Bathrooms

Upstairs the master bedroom is a very generous double with a range of fitted furniture and a modern three-piece en-suite comprising walk-in shower, wash basin and WC, with contemporary part tiled walls. The three other bedrooms are good sizes and ideal for family life with two of them being doubles, and the family bathroom includes part tiled walls and a three-piece suite featuring a bath with shower, wash basin and WC.

## Outside Space

In addition to the spacious front drive and detached double garage which adds great practicality for family life, the back garden gives lots of practical outside space too! The patio and bar with heating, lighting and electric provide a perfect setting for enjoying the summer months, and the large lawn allows plenty of safe space for the kids to play.

## Location

Key View is located on the Jacks Key Drive development just off the A666 on the outskirts of Darwen. The location benefits from the best of both worlds because it has miles of countryside on its doorstep, including reservoirs and moorland with plenty of scenic trails, in addition to the lovely Whitehall Park which is a beautiful Victorian Park in walking distance.

Owing to its close proximity to the A666 its an ideal location if you need to commute - motorway access is easy either via Blackburn to the M65 or via Bolton to the M61. Darwen provides a good selection of amenities and school, and like the transport links an even wider variety of amenities is found in the neighbouring larger towns of Bolton and Blackburn, including several rural villages with country pubs and popular restaurants.

## Specifics

The tax band is E.

The tenure is freehold.

There is gigabit fibre internet.

Both showers are power showers.

There is gas central heating with a boiler and tank system, the boiler is located in the kitchen.

The house is alarmed.

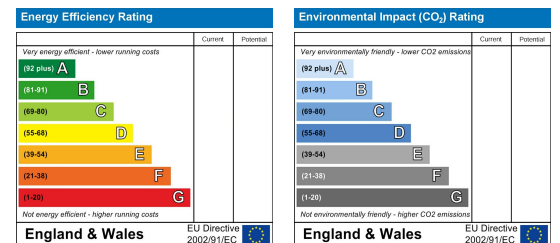
## Area Map



## 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.**

Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.  
t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk