



## Tower View

Darwen, BB3 3GZ

£289,950



With no chain and having only being finished in late 2024, this generous detached four-bedroom new build benefits from everything being brand new! It makes for a fantastic family home, situated on an individual development of contemporary properties in Darwen.

A brief overview of this pristine home includes an entrance hallway, lounge, open plan kitchen and dining area, and utility/downstairs WC. Upstairs are four double bedrooms with an en-suite to the master, and a spacious family bathroom. Externally the home features a private drive, attached garage, and secluded garden to the rear. The interiors of this new build have had several upgrades from the basic specification, including a premium integrated kitchen, marble effect gloss tiles to the ground floor, and fully tiled bathrooms.



Living Space

The heart of the home is undoubtedly the fantastic open plan kitchen and dining area which spans the full width of the property to the rear, creating a spacious and versatile room with patio doors opening to the back garden, adding to the bright and airy feel. The premium kitchen provides plenty of cupboard space and a variety of integrated appliances, including two ovens, a fridge-freezer, dishwasher, dryer, a five-plate induction hob with hidden extractor, and a matt black sink with complementary mixer tap. The cupboard spaces are highly practical too, benefitting from slimline sliding spice racks, large pan drawers, and space-saving inset drawers within drawers. Also benefitting from a large island with bar seating, this space is perfect for socialising!

In addition to the bar style seating on the island, the dining area within this open plan space adds to the social appeal and adds practicality for everyday family life. There’s also a wall mounted TV point here, making it a versatile living space.

The lounge is also a generous size, with a great bay window to match, allowing natural light to pour in and give that lovely airy feel. Through the large window you benefit from views toward Darwen Tower and the surrounding hills. Its substantial footprint provides plenty of space for family life, and there’s another wall mounted TV point here too.

Situated off the hallway by the front door, the downstairs WC and utility give further practicality to satisfy the demands of modern family life. As well as the downstairs loo, there’s also an integrated washing machine, plus extra cupboard and worktop space.

Bedrooms & Bathrooms

The stylish modern decor continues upstairs. Each of the four bedrooms are presented in excellent condition with neutral decor, meaning you can simply move in, unpack, and enjoy!

The family bathroom has beautiful textured tiling to the walls, which complements the contemporary three-piece suite comprising bath with shower, basin and WC. The second bedroom upstairs is the en-suite within the master bedroom, and though the design here is different to the family bathroom, it’s equally as stunning! The en-suite here includes a walk-in shower, vanity basin and WC.

Outside Space

In addition to the front lawn, drive and garage which all contribute to the desirability of this property as a comprehensive family home, there’s an easy maintenance garden to the rear too, including a patio outside the open plan kitchen and dining area, and the lawn providing a secure space for the little ones to play. There’s also two external taps, external power sockets and security lighting.

Location

Tower View is situated in Darwen, Lancashire, close to excellent local schools, amenities, and transport links, and provides something for all lifestyles. Darwen has a great variety of restaurants, cafes and bars offering all types of foods and entertainment. This location is also just a short walk from miles of open countryside, making it ideal for those who appreciate spending time outdoors.

The M65 Motorway is only 10 minutes away providing excellent road networks to the Motorways north and south of the country, providing easy access to the major towns and cities close by. The town’s train station also boasts regular commutes between Clitheroe and Manchester, via Bolton providing excellent access to the country’s main rail network.

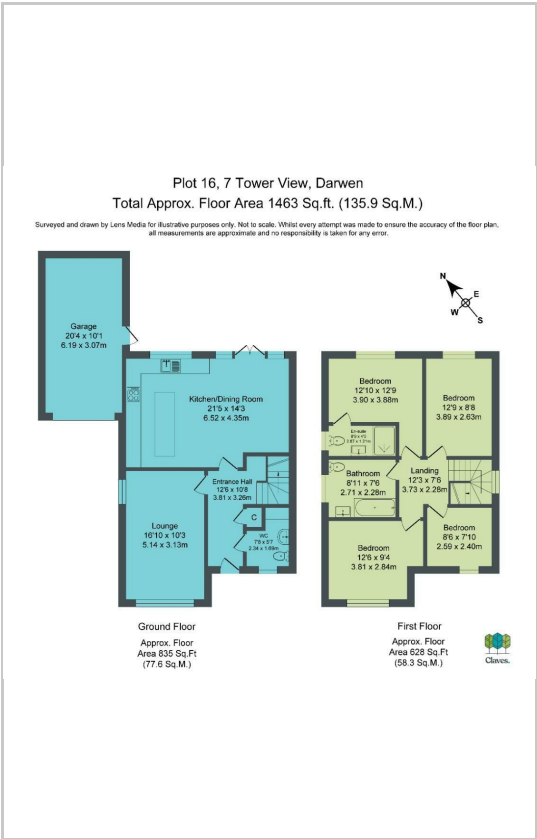
Specifics

- The tax band is E.
- The tenure is freehold.
- There is an EV charging point.
- There is gas central heating with a boiler and tank system – the boiler is located in the kitchen and the tank is in a cupboard off the hallway.
- The heating is controlled by a Honeywell Home thermostat.
- The energy efficiency rating is 84 which is considered very good and significantly higher than the national average.
- The property comes with a full 10 year new build warranty.

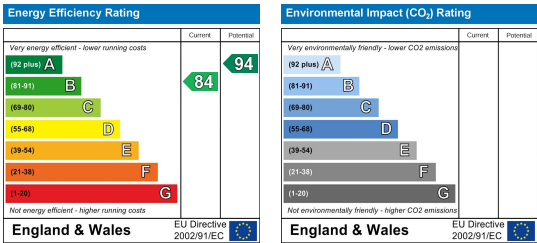
Area Map



Floor Plans



Energy Efficiency Graph



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