



## Spring Meadows

Darwen, BB3 3JS

£375,000



No chain! Located on the quiet and desirable development of Spring Meadows in Darwen, this detached and extended four-bedroom property is a generous family home with a generous plot to match, featuring a four-car drive and large south facing back garden with countryside views.

A brief overview of the accommodation includes an entrance hall, lounge, snug, orangery/dining room, kitchen-diner, home office/study, large utility, downstairs WC, integral garage, four bedrooms with an en-suite to the master, and family bathroom. The convenient location benefits from a good selection of nearby amenities while having countryside on your doorstep – the best of both worlds!





Living Space

The home welcomes you into the entrance hall which is immaculately presented and gives the first impressions of the warm and homely feel.

To the left of the hall is the spacious front lounge where a bay window creates a bright and airy ambience while adding a touch of character. The contemporary limestone fireplace houses a gas fire while adding to the homely feel and traditional layout.

To the rear of the lounge, glass panelled oak double doors lead through to the snug which further invites you to the orangery at the back. The flow from the lounge through the snug and into the orangery allows the living spaces to be flooded with natural light, and the orangery provides scenic views toward Darwen Tower and the surrounding countryside.

Owing to the orangery's substantial size it serves as a multifunctional room, there's ample size for both a large dining table and two sofas, which adds excellent practicality for busy family life where plenty of space is required.

The snug also adds flexibility and an extra spot for the kids to watch TV so they're not fighting over the lounge! Alternatively, it's position next to the kitchen gives it the potential to knock through and create a huge open plan kitchen and living space.

Within the current kitchen is a variety of quality integrated appliances set within the oak effect cabinetry and contrast worktop. The appliances include a Bosch double oven and four plate gas hob with extractor, AEG microwave and dishwasher, and a fridge-freezer. Like the other living spaces the kitchen-diner is well suited for family life and offers bar seating, making it a social space for everyday life and when hosting family and friends.

The large utility room also provides heaps of space to meet the demands of modern family life, it's probably one of the largest utility rooms you've ever seen! There's extra storage and worktop space within the contemporary cabinetry and plumbing for the washer and dryer. It's a great room for drying the laundry, and keeping muddy boots and wet paws after strolls in the nearby countryside.

Bedrooms & Bathrooms

Upstairs the central landing connects four well-proportioned bedrooms that give ample space for all the family. More of those lovely scenic views toward Darwen Tower can be appreciate from the bedrooms at the rear.

The master suite benefits from fitted furniture and a three-piece shower en-suite, and the fully tiled family bathroom is presented to contemporary standards, featuring a bath with shower, wash basin and WC, plus a chrome heated towel rail.

Outside Space

The front lawn adds to the lovely kerb appeal and the large drive provides even more practicality for family life. Within the sun soaked south facing back garden is a large Indian stone patio for enjoying relaxing warm summer days, a spacious lawn for the little ones to play safely, and borders with mature beds and shrubs for those who enjoy a spot of gardening.

Location

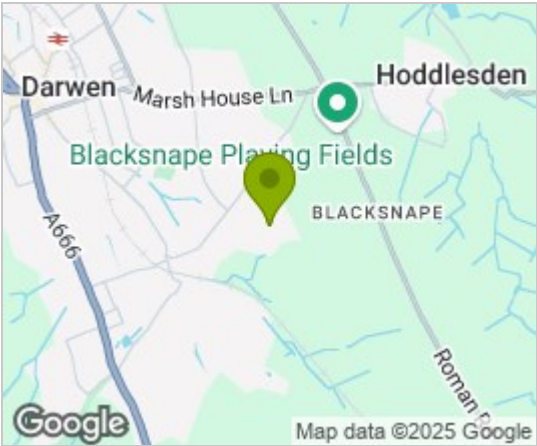
Spring Meadows is a quiet and desirable development on the fringe of the countryside in Darwen, where detached homes sit on generous plots – a great family location. The amenities of Darwen and nearby country villages are within a short drive, including country pubs aplenty, as well as independent shops, 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 routes to the north, and Manchester to the south.

Specifics

- The tax band is E.
- The tenure is leasehold and there is no ground rent.
- The length of the lease is 999 years, starting from 1st January 1995.
- There is gas central heating with a Worcester boiler in the garage.
- The underfloor heating in the orangery is water based.

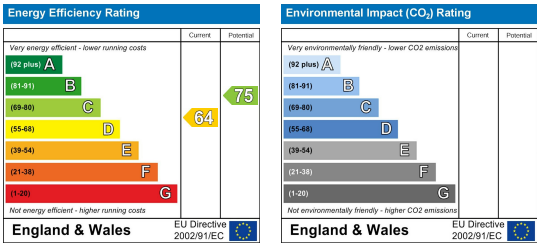
Area Map



Floor Plans



Energy Efficiency Graph



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